

99 Westbourne Street Hove BN3 5FA

Asking Price: £650,000
Freehold

- BEAUTIFULLY PRESENTED
- FULL WIDTH KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- MODERN FAMILY BATHROOM
- PATIO GARDEN
- POETS CORNER

This beautifully presented Victorian bay-fronted home has been tastefully extended and refurbished by the current owners, offering stylish and spacious three-bedroom accommodation. The property features a generous principal bedroom with en-suite shower room, alongside a stunning family bathroom.

On the ground floor, the home boasts a bright through living/dining room and a contemporary kitchen/breakfast room, thoughtfully extended to create an ideal space for modern living. The kitchen opens directly onto a private patio garden, perfect for relaxing or entertaining.

Situated in the highly sought-after Poets Corner district of Hove, the property is just a short walk from Hove mainline station and the seafront. A wide selection of local cafes, restaurants, and independent shops are also within easy reach.

ENTRANCE HALL Bamboo flooring.

KITCHEN/BREAKFAST ROOM Having been extended to the full width of the property this delightful space has been beautifully fitted. Incorporating a Butler sink, adjacent Quartz worksurface with range of cupboards and drawers under, eye level wall cupboards, five ring induction hob with extractor over, eye level double oven, integrated dishwasher, space for washing machine and fridge, tiled floor with underfloor heating, 'Worcester' gas fired boiler, three Velux windows, double glazed window and door to patio.

LIVING/DINING ROOM Log burner, UPVC double glazed sash bay window, bamboo flooring, two radiators, understairs storage.

FIRST FLOOR

LANDING Fitted cupboard and shelving, window.

BEDROOM 2 UPVC double glazed sash window, radiator.

BEDROOM 3 Sash window, radiator.

BATHROOM A luxury family bathroom comprising freestanding bath, separate walk-in shower, sink with shelf under, low level w.c, radiator and towel rail, tiled walls and floor.

TOP FLOOR

LANDING 'Juliet' balcony, UPVC double glazed window.

BEDROOM 1 Fitted double wardrobe, 'Juliet' balcony, underfloor heating, eaves storage, velux window.

ENSUITE SHOWER ROOM Wet room with shower and tiled walls and floor, section of 'Tadelakt' plaster, wash hand basin, low level w.c, velux window.

OUTSIDE

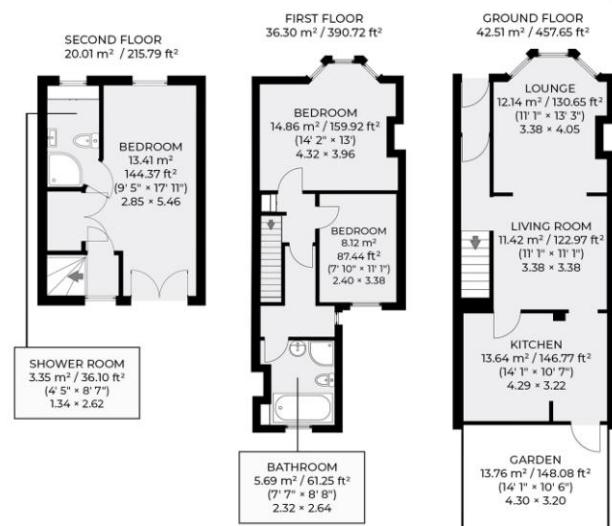
PAVED PATIO GARDEN

Council Tax Band C (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

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APPROXIMATE GROSS INTERNAL AREA: 98.86 sq m / 1,064.16 sq ft



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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. Measurements are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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