



Flat 4, 66 Westbourne Gardens

Hove BN3 5PQ

Asking Price Of £250,000

- DOUBLE BEDROOM
- BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- CONVENIENT LOCATION
- GAS CENTRAL HEATING

This beautifully presented one bedroom first-floor apartment offers bright, well proportioned accommodation and is neutrally decorated throughout, creating an inviting home ready for immediate occupation.

The accommodation centres around a delightful living/dining room, providing ample space for both relaxing and entertaining, complemented by a separate fitted kitchen. The generously sized double bedroom offers comfortable accommodation, while the property further benefits from a share in the freehold and is offered for sale with no onward chain.

Situated on an attractive tree lined road in this highly sought after Hove location, the apartment is ideally positioned for everything the area has to offer. Hove seafront and mainline railway station are both within a short walk, while an excellent selection of independent shops, cafés, eateries and everyday amenities can also be found close by.

ENTRANCE HALL Fitted Cupboard with plumbing for washing machine, entry system telephone.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, two matching eye level wall cupboards, four ring gas hob with extractor over, oven, wall mounted gas fired boiler, integrated fridge, UPVC double glazed window.

LIVING/DINING ROOM UPVC double glazed bay window, second sash to side. fitted cupboard, two radiators.

BEDROOM Sash UPVC double glazed window, radiator.

BATHROOM Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, radiator, tiled walls, UPVC double glazed window.

OUTGOINGS

Lease – 999 Years from 27/05/1971.

Maintenance - £80 per calendar month.

Council Tax Band A (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.

WESTBOURNE GARDENS

APPROXIMATE GROSS INTERNAL AREA
37.3 sq m / 401 sq ft

HOVE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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