

austin gray



## 74B Westbourne Street

Hove, BN3 5PH

Price Guide £325,000



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# 74B Westbourne Street



A beautifully presented two bedroom garden flat in the heart of Hove, close to Portland Road, Hove seafront and Hove Station.

The property has been thoughtfully arranged by the current owner to create a bright and versatile home, featuring a second bedroom/home office, stylish contemporary bathroom with Japanese plunge bath, modern fitted kitchen and a relaxing lounge with doors opening onto the garden.

The principal bedroom benefits from built-in wardrobes and French doors leading directly onto the south west facing garden, a wonderfully secluded and landscaped space with mature planting and a peaceful, zen-like feel.

Ideally located close to local cafes, restaurants, transport links and the beach, this is a stylish home perfectly suited to modern living.

EPC rating: C

Tenure: Leasehold 948 years remaining on the Lease

Maintenance charges: Adhoc - 33% of Buildings Insurance annually

Council tax band: A

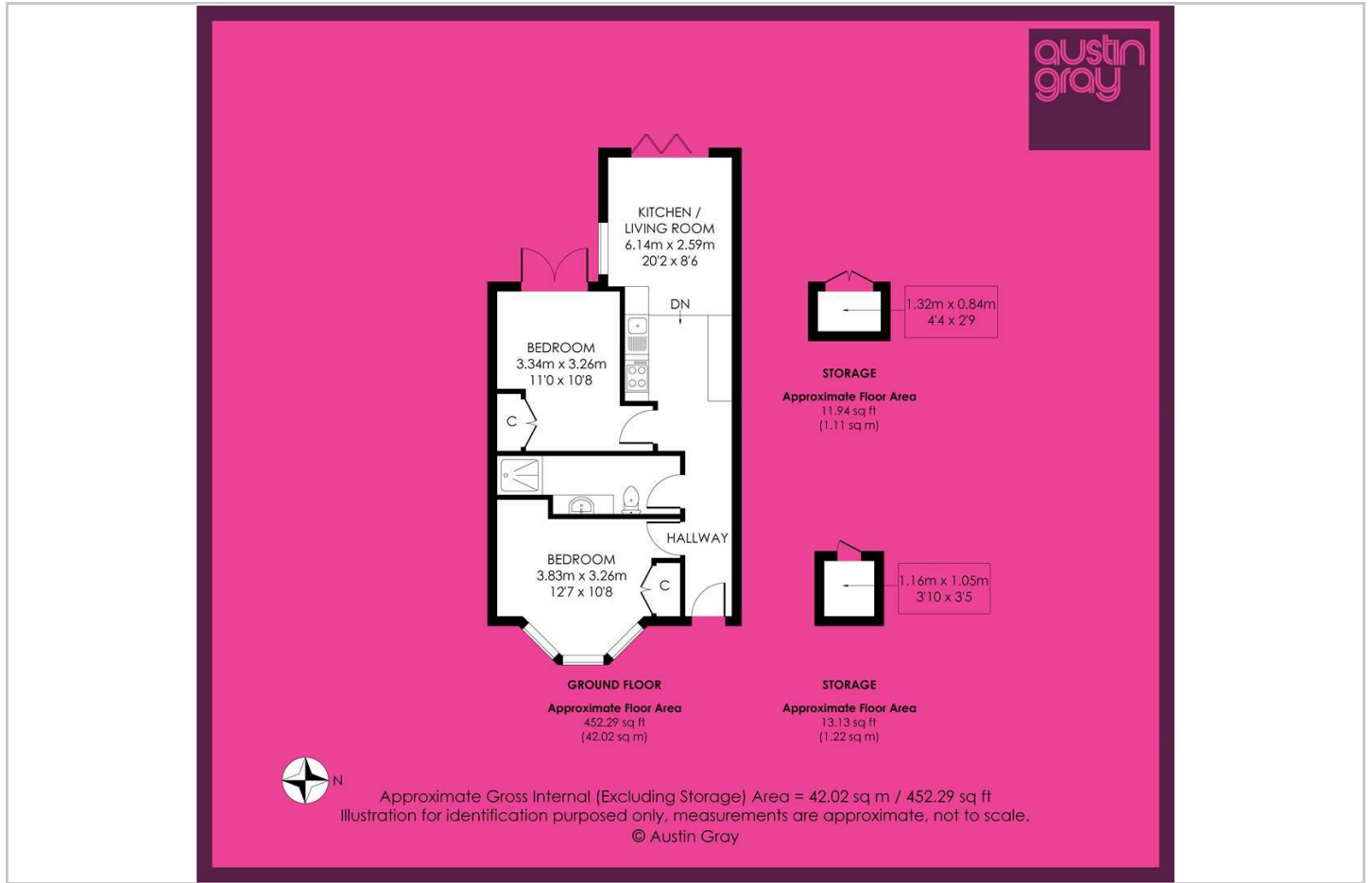
Parking zone: R

- Two bedroom garden flat
- Zen landscaped garden
- Bright lounge with garden access
- Modern fitted kitchen
- Stylish contemporary bathroom with Japanese plunge bath
- Flexible second bedroom/home office
- Principal bedroom with French doors
- Close to Hove Station & seafront
- EPC Rating : C
- Council Tax Band : A

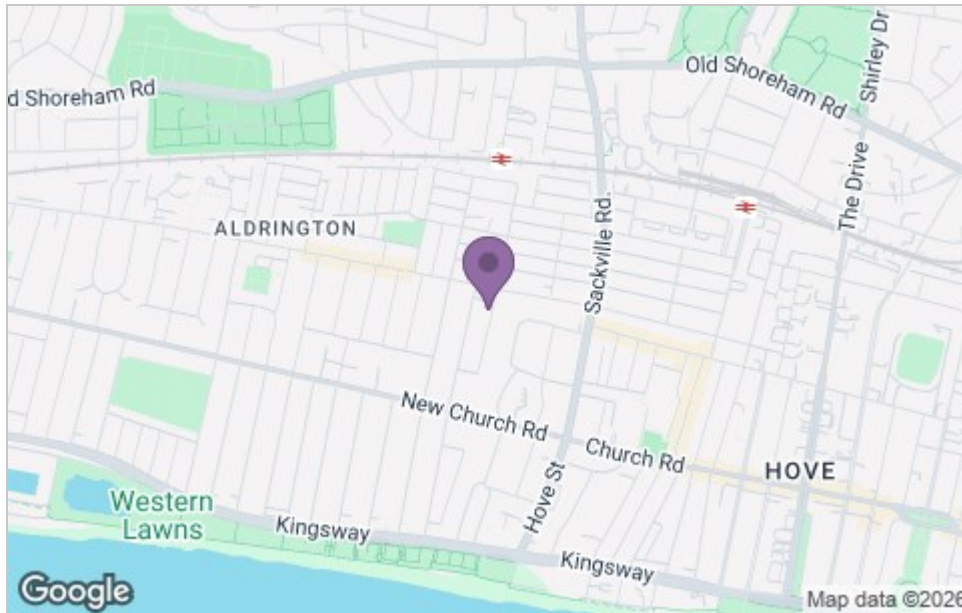




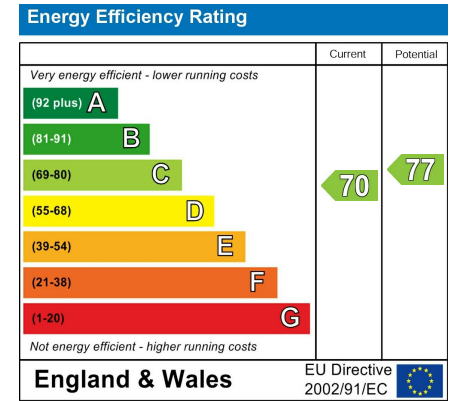
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

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