



## Westbourne Street, Hove

- THREE BEDROOMS
- NO ONWARD CHAIN
- CENTRAL HOVE LOCATION
- FIRST FLOOR FLAT
- SHARE OF FREEHOLD
- CLOSE PROXIMITY TO HOVE MAINLINE STATION



Guide Price  
**£325,000**  
 Share of Freehold

\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\*

Robert Luff & Co are delighted to bring to market this spacious three bedroom, one bathroom first floor apartment located on Westbourne Street. Positioned within the highly sought after residential area of New Church Road, it is close to numerous amenities on Church Road as well as Richardson Road having its own selection of popular independent shops and cafes, including Drury's. Aldington and Hove Train stations are close-by with direct links to Brighton & London. Hove beach and seafront is also short walk away.

Accommodation offers; Spacious living room, separate kitchen/diner, three bedrooms, a family bathroom and modern fitted en-suite. Other benefits include; no onward chain & modern decor throughout.

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[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
 Luff & Co**  
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## Accommodation

### Entrance Hall

Lounge/Diner 14'1 x 12'2 (4.29m x 3.71m)

Kitchen 8'3 x 6'11 (2.51m x 2.11m)

Bedroom One 14'9 x 8'3 (4.50m x 2.51m)

Bedroom Two 10'5 x 9'10 (3.18m x 3.00m)

Bedroom Three 9'3 x 8'6 (2.82m x 2.59m)

### Bathroom

### WC

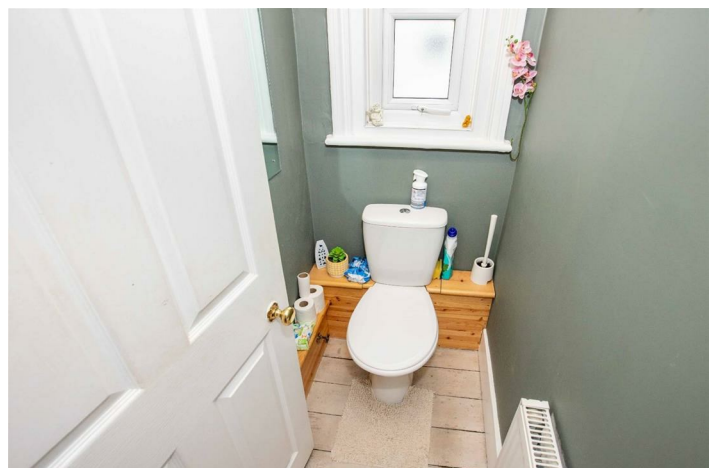
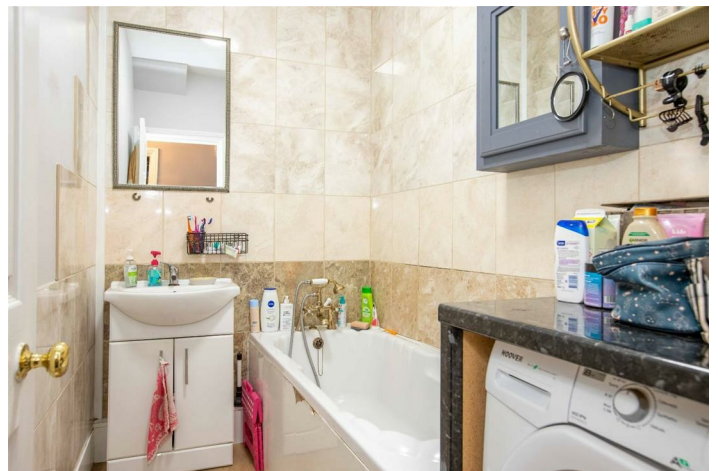
### Agents Notes

Tenure: Share Of Freehold

Service Charge: 50/50 with Co-Freeholder

EPC Rating: D

Council Tax Band:



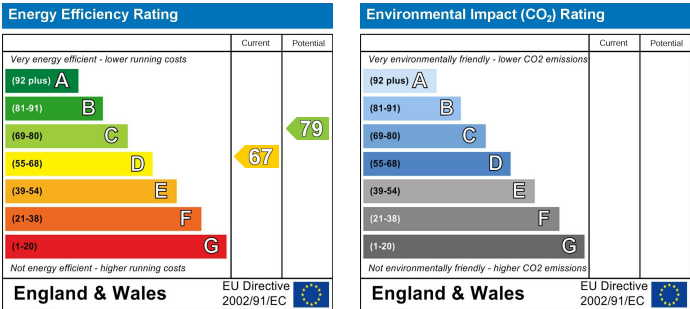
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Total area: approx. 72.7 sq. metres (783.0 sq. feet)



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