



## Westbourne Street, Hove

£1,200

- ONE BEDROOM APARTMENT • SPLIT LEVEL
- CLOSE TO LOCAL AMENITIES
- BUILT IN STORAGE IN LIVING ROOM AND BEDROOM
- EPC RATING - C
- SEPARATE KITCHEN
- COUNCIL TAX BAND - B
- AVAILABLE NOW

Robert Luff & Co are delighted to offer to market this modern fitted one bedroom, split level apartment which is ideally situated in Westbourne Street in central Hove. This apartment benefits from being just a short walk from Hove seafront with seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London, just a few minutes from Aldrington station and Church Road with its variety of bars, restaurants, cafes and local independent shops.

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Robert  
Luff & Co  
Sales | Lettings | Commercial



## Accommodation

Communal Entrance Hall

Entrance Hall

Living Room

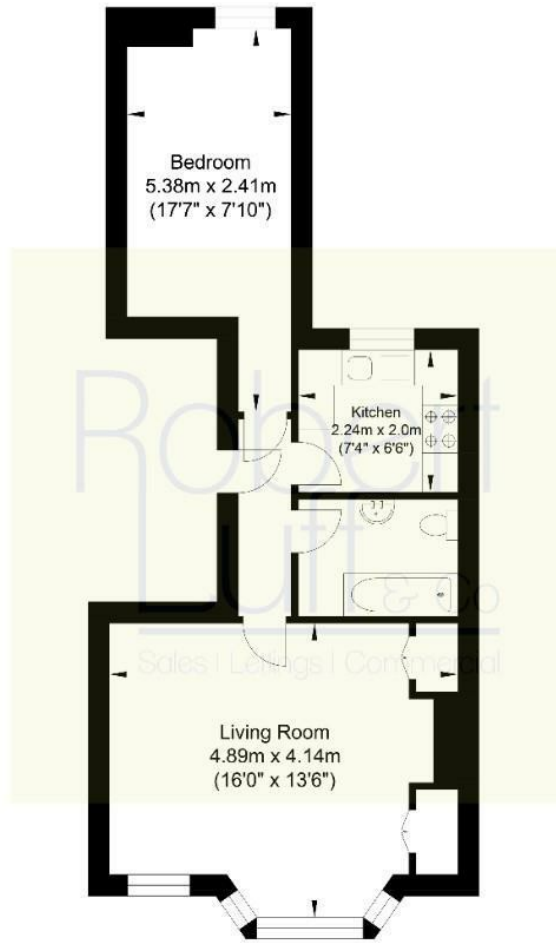
Kitchen

Bedroom

Bathroom



## Westbourne Street



Approximate Floor Area  
429.48 sq ft  
(39.90 sq m)

Approximate Gross Internal Area = 39.90 sq m / 429.48 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.