



Westbourne Villas
Hove

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& NEWSOM**

EST. 1990





Westbourne Villas, Hove, BN3 4GQ

Guide Price £300,000 to £325,000

Located in the highly sought-after area of Westbourne Villas, Hove, this charming garden flat offers a delightful blend of period elegance and modern convenience. Located just a stone's throw from the picturesque Hove seafront, this property occupies part of the ground floor of an attractive white-rendered period building, characterised by its bay-fronted elevations and beautifully landscaped front gardens.

Upon entering, you will be greeted by impressive high ceilings and an abundance of natural light, thanks to the timber-framed double-glazed sash windows that adorn the space. The generous open-plan kitchen and living room enjoys real wood floors and a calming colour palette - perfect for both entertaining and relaxing. The contemporary kitchen has a built in oven and hob, there is also space and provision for a dishwasher. Throughout the property, you will find plenty of fitted storage solutions, making it easy to keep your living space tidy and organised.

The contemporary design of the spacious shower room adds a touch of modernity to the property, and airing cupboard storage with combination boiler ensure comfort and style.

A well appointed double bedroom provides a tranquil retreat, complete with built-in storage and direct access to a private west-facing garden, ideal for enjoying the afternoon sun. There is also the benefit of a gated access for bikes and garden maintenance. This outdoor space provides a perfect setting for al fresco dining or simply unwinding in a peaceful environment.

With its prime location south of New Church Road, this flat is not only a wonderful home but also a fantastic opportunity to embrace the vibrant lifestyle that Hove has to offer. Whether you are a first-time buyer or looking for a rental investment, this property is sure to impress.

Location

Westbourne Villas is a lovely wide tree-lined street comprising beautiful stucco fronted Victorian Villas which were developed circa 1888 and leads down to the seafront, esplanade and the beach. Road and transport links are very good from this situation as well as frequent bus services from both ends of the Road on the Kingsway and New Church Road. The flat is just eight minutes by bus to Hove station with direct train links to London as well as Aldrington station being easily accessible.

Additional information

EPC rating: D

Internal measurement: 529 Square feet / 49 Square metres.

Tenure: Leasehold with Right To Manage - 139 years remaining

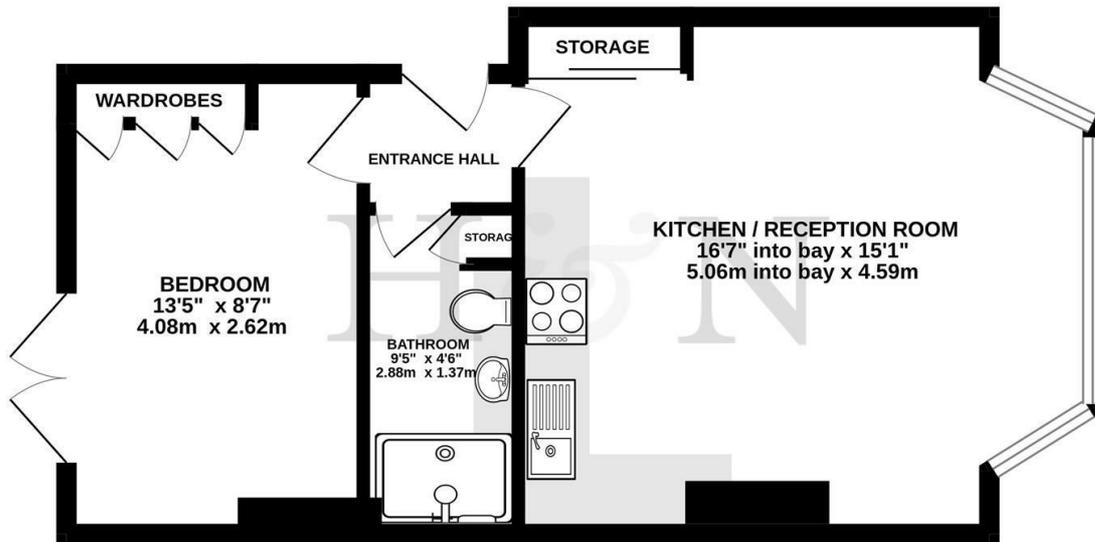
Maintenance charges: £1,400 per year

Ground rent: £150 per annum

Council tax band: A

Parking zone: R

GROUND FLOOR



TOTAL FLOOR AREA : 435sq.ft. (40.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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