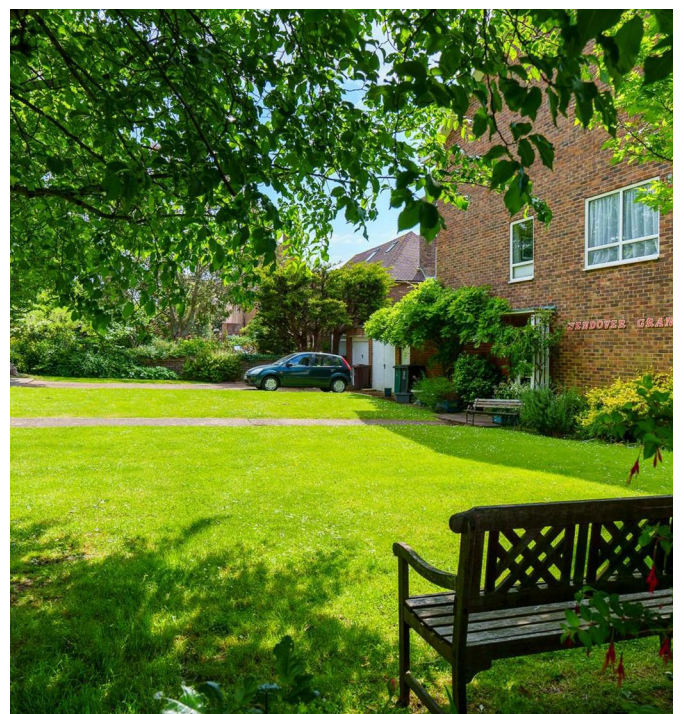




Wendover Grange  
Westbourne Villas, Hove

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& NEWSOM

EST. 1990







# Wendover Grange, Westbourne Villas, Hove, BN3 4GF

Guide price £325,000 to £335,000

A spacious two double bedroom maisonette with own entrance, situated in sought after Westbourne Villas, with a perfect blend of comfort and potential.

The property benefits from modern features such as cavity wall insulation and a boiler that is only three years old, ensuring energy efficiency. Additionally, it is sold with a share of the freehold and the remainder of a 999-year lease, providing peace of mind for future ownership.

Upon entering, you are welcomed into a generous reception room, perfect for both relaxation and entertaining. The first floor also features a well-sized kitchen and a convenient cloakroom with a W.C., enhancing the practicality of the living space. Ascending to the top floor, you will find two double bedrooms, each equipped with built-in wardrobes, providing ample storage. The bathroom, along with a landing that includes an airing cupboard, adds to the functionality of this home. A ceiling hatch leads to a large insulated loft space, complete with a ladder and lighting, offering further storage options.

While the maisonette requires redecoration and modernisation throughout, it presents an excellent opportunity for buyers to personalise their new home to their taste. The well-kept communal grounds, complete with a path leading to your own front door and an external storage cupboard, further enhance the appeal of this property.

This maisonette is not just a home; it is a canvas awaiting your creative touch in a desirable location.

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## Location

Wendover Grange is situated on the top of Westbourne Villas in a lovely wide tree-lined street that leads down to the seafront, esplanade and the beach. One of the standout features of this property is its prime location, situated close to the newly redeveloped Hove seafront, only minutes from your door. Hove promenade, which has undergone a multi million pound regeneration programme, includes sports and leisure facilities, relaxation spaces and green spaces to increase biodiversity. Residents can enjoy the beautifully landscaped areas, paddle tennis and tennis courts, and a variety of outdoor activities, making it an ideal spot for those who appreciate an active lifestyle by the sea.

This location is well served by the local bus services providing direct access to Brighton city centre and beyond, Aldrington mainline train Station is less than a mile in distance and Hove station approximately one mile, with direct services to Gatwick and central London. The apartment is within close proximity to Rockwater and there is easy access to other local eateries, restaurants and convenience stores as well as nearby super markets.

## Additional Information

EPC rating: C

Internal measurement: 992 Square feet / 85.7 Square metres

Tenure: Share of Freehold - Lease 991 years remaining

Maintenance charges: 806.80 per annum (£201.70 paid quarterly)

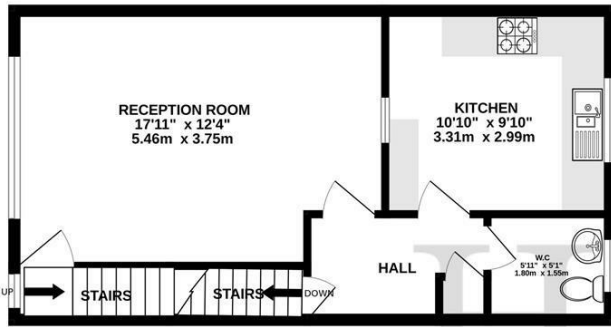
Managing Agent: Ellmans

Council tax band: C

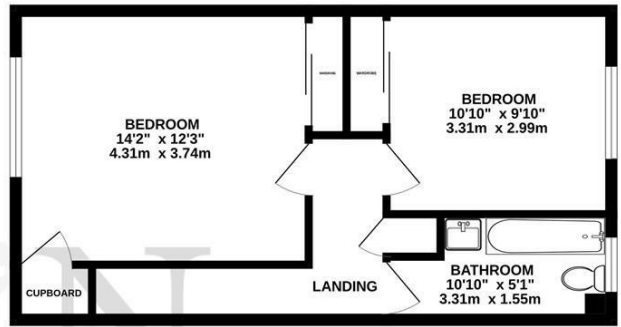
Parking zone: R



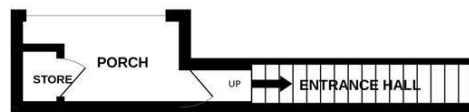
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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#### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

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 a 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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