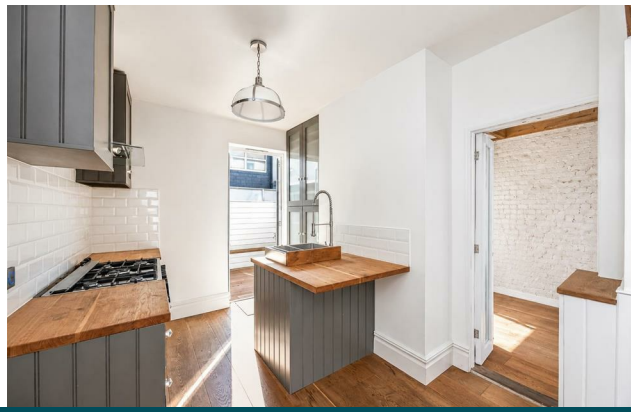




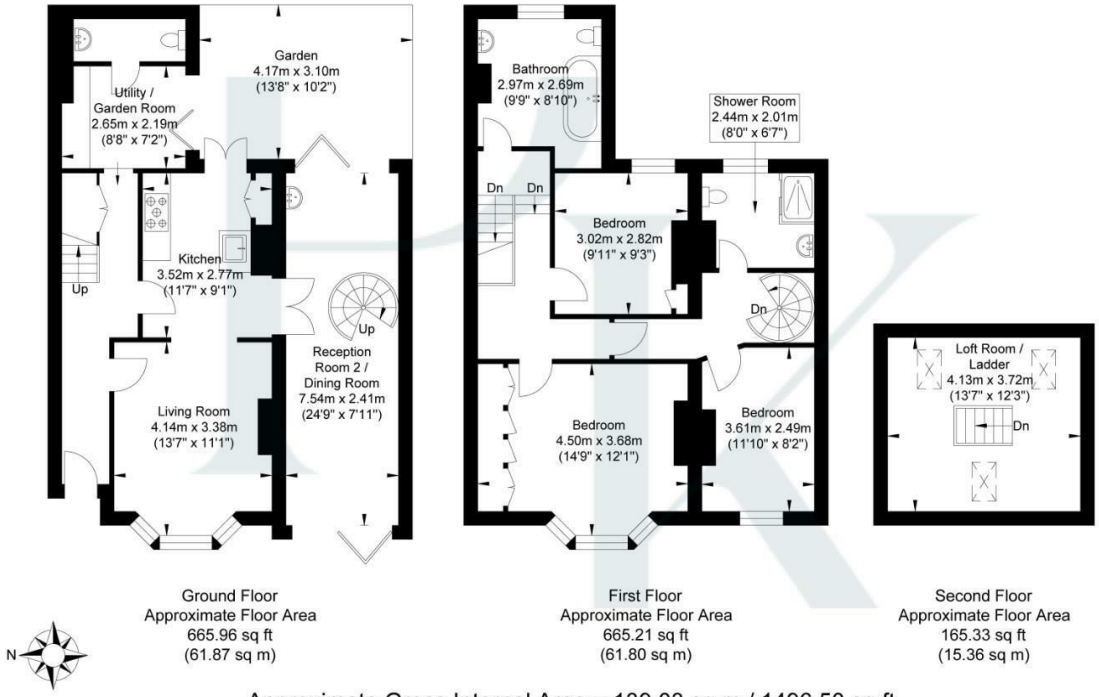




Westbourne Street, Hove, BN3 5FB

£2,250 Per month -

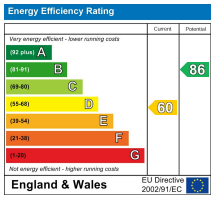
Westbourne Street

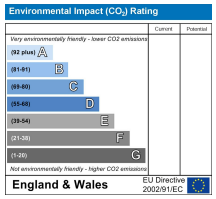


Approximate Gross Internal Area = 139.03 sq m / 1496.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax:

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.





A truly individual and characterful three-bedroom home offering approximately 1,496 sq ft (139 sqm) of versatile accommodation arranged over two floors, with a private courtyard garden and separate utility/garden room.

Full of character and unlike anything else you are likely to find locally, this fascinating home combines period charm with an eclectic, industrial-inspired interior. Original features sit alongside exposed brickwork, timber flooring creating a wonderfully individual home with plenty of personality.

The ground floor offers two excellent reception rooms. The bright bay-fronted living room features beautiful wood flooring, plantation shutters and attractive period detailing, while the second reception/dining room extends to approximately 24'9" and provides an impressive additional entertaining space.

The contemporary country-style kitchen is fitted with grey cabinetry, solid timber worktops, metro tiling and a central preparation area. Doors open directly onto the private courtyard garden, providing a lovely connection between the kitchen and outside space.

A particularly useful and unusual feature is the separate utility/garden room, accessed from the courtyard. Measuring approximately 8'8" x 7'2" and benefiting from its own WC, this versatile space could be used as a home office, studio, workshop or additional utility/storage area.

The first floor provides three bedrooms, including a generous principal bedroom with bay window, together with a spacious family bathroom featuring a freestanding roll-top bath and a separate shower room.

With its generous proportions, private outside space, flexible accommodation and wealth of original character, this is a rare opportunity to rent a truly distinctive home in a popular location.

Available for occupation from the end of November.

A further staircase rises to the loft room, measuring approximately 13'7" x 12'3". With exposed brickwork and multiple roof lights, this is another wonderfully flexible space with enormous potential as a home office, creative studio, hobby room or occasional guest space.

Westbourne Street occupies an excellent position in Hove, with the independent shops, cafés, restaurants and amenities of Portland Road and Church Road close at hand. The seafront is also within easy reach, along with Hove and Aldrington stations, making this a particularly convenient location for both commuters and those wanting to enjoy everything Hove has to offer.

Characterful, creative and completely individual, this is a home that needs to be seen to fully appreciate the space, versatility and personality on offer.

Pearson Keehan

95 Portland Road, Hove, East Sussex, BN3 5DP
Tel: 01273 206999 **Email:** hove@pearsonkeehan.com
pearsonkeehan.com