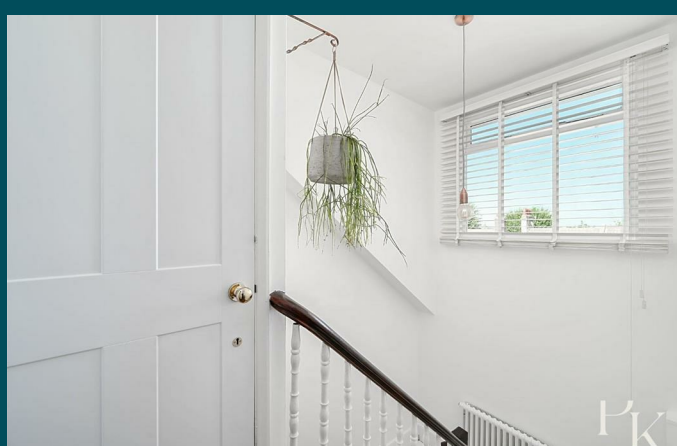
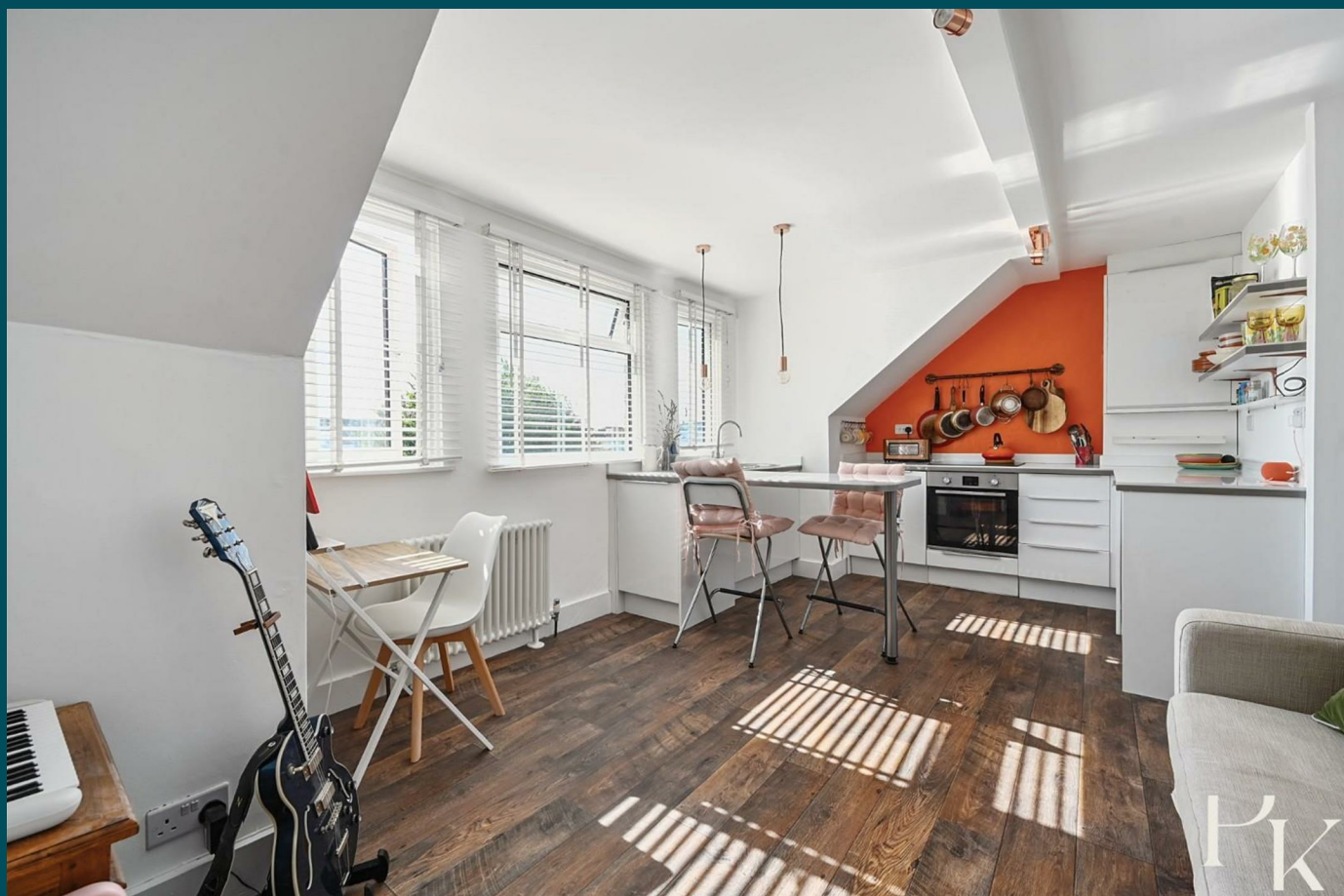


## Flat 4, 24 Westbourne Gardens

Hove, BN3 5PP





Flat 4, 24 Westbourne Gardens

Hove, BN3 5PP

Guide price £250,000

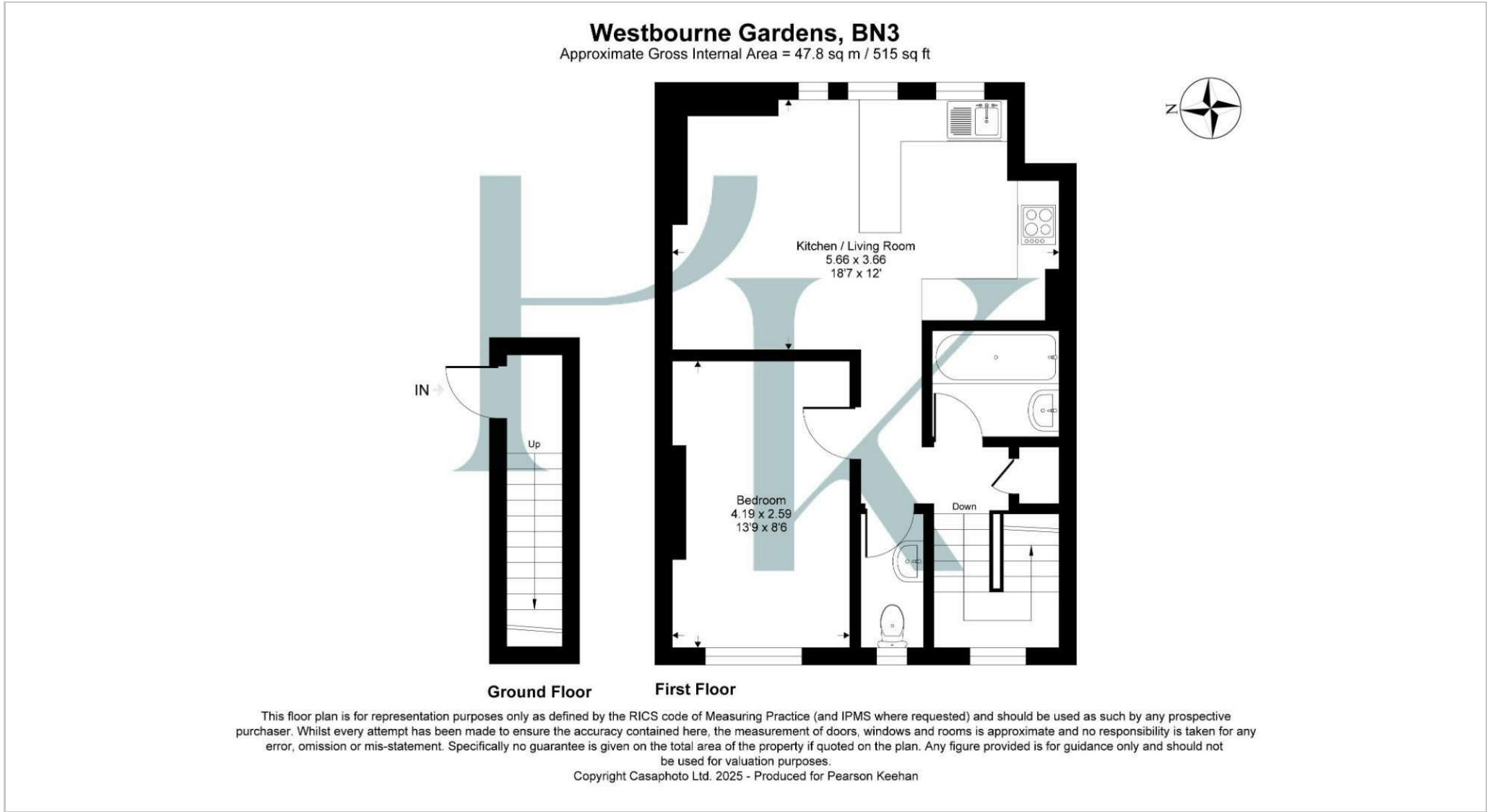
Situated on the top floor of an elegant Victorian building, this stylish one-bedroom apartment has been tastefully modernised to offer contemporary living in one of Hove’s most desirable areas and is surrounded by an eclectic mix of trendy cafés, restaurants, and excellent transport links.

The apartment boasts a bright and spacious open-plan living area with large windows that flood the space with natural light. The sleek, modern kitchen features integrated appliances, and a convenient breakfast bar —ideal for casual dining and entertaining.

The generous double bedroom provides a peaceful retreat, while the accommodation is completed by a spacious, fully tiled bathroom and a separate W/C for added convenience.

Located on the picturesque, tree-lined Westbourne Gardens, the property enjoys an enviable setting between the vibrant Portland Road and New Church Road. A wide range of local amenities, including popular cafés, independent shops, gastro pubs, and supermarkets, are all within easy reach. Excellent transport links are available via nearby Hove and Aldrington Stations, and the seafront is just a short stroll away.

The property is being sold with the added benefit of no onward chain.



| 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 |                         |           |
| England & Wales                             | 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 |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

Pearson  
Keehan