



54 Westbourne Villas, Hove, BN3 4GG

£1,600 Per month



- 2 Bedroom First Floor Flat
- Spacious Well Planned Accommodation
- Modern Kitchen
- Fully tiled bathroom
- Un- Furnished

- Sea Views
- 250 Yards From Beach
- Lounge With Double Aspect.
- Gas Heating
- Viewing Advised

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Summary

A spacious, bright first floor flat situated on the first floor of an imposing period property. Well planned accommodation includes a lovely double aspect lounge, 2 bedrooms, modern kitchen and bathroom. The flat has been redecorated and new carpets have been fitted.

Located at the bottom end of Westbourne Villas the flat is situated only 250 yards from Hove seafront / beach. Bus services pass nearby providing access to most parts of Brighton & Hove.

Lounge

14x13 (4.27mx3.96m)

Dual aspect (south & west) facing lounge with feature fireplace, radiator and single glazed windows.

Bedroom 1

13x12 (3.96mx3.66m)

Double bedroom, west facing bedroom with radiator and single glazed windows.

Bedroom 2

10x7 (3.05mx2.13m)

Single bedroom with south facing views, radiator and single glazed window.

Kitchen

8x6 (2.44mx1.83m)

Good selection of wall & base units. Electric oven, gas hob. Fridge. Space & plumbing for w/machine. Radiator. Single glazed window.

Bathroom

Enclosed bathroom, fully tiled. Bath with shower over. Towel rail. WC& wash basin.

Other

EPC - C

Council Tax - B

Parking - R

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

