



TRUEMANS



Westbourne Place, Hove, BN3 4GN

TRUEMANS - **Guide price £700,000 - £750,000**

We are delighted to offer to the market this tastefully designed, end of terrace townhouse situated in one of Hove's finest locations. Built in 2014, this contemporary three bedroom property has been finished to a very high standard and has lovely feeling of space from the moment you enter. The open plan ground floor accommodation has it all, with double doors leading out onto the beautifully designed WEST FACING rear garden and its high ceilings. On the ground floor you also have access to bedroom three and a stunning bathroom/walk in shower room. The first floor has two very comfortable double bedrooms, both with high ceilings and both having en-suites.

This Hove home is within walking distance of the bustling local shops, bars and cafes of Portland Road, Blatchington Road and Church Road. A leisurely stroll down Westbourne Gardens will bring you to Hove Lawns, the promenade and beach along with a parade of local independent amenities on Kingsway which includes the ever popular Franco's Osteria and Sugardough Bakery. While you're at the beach the renowned Marrocco's is close at hand on King's Esplanade with handmade Italian ice-cream.

Perfect for commuters, the A270 is within easy reach and Hove train station with its mainline commuter links is only a short walk from your door. Regular bus services run into the centre of Brighton and Hove, onto the outlying areas and up to Devil's Dyke. Local schools include Hove Junior School, St Andrew's C of E Primary School, St Christopher's School, Hove Park School and Sixth Form Centre and West Hove Infants.







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Further Information

Council Tax: Band E

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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