



Apartment (EPC Rating:)

FIRST FLOOR, 12 WESTBOURNE VILLAS, HOVE, BN3 4GQ

Offers In Excess Of

£425,000

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom Apartment located in Hove

Westbourne Villas is one of the widest roads leading down to the sea in Central Hove, giving it an air of grandeur. The beaches of Hove are among the cleanest on the South Coast, offering space for summer picnics, sea swimming and exercise space for local residents.

This recently redecorated apartment sits within a substantial townhouse, set well back from the road behind a neat and scented front garden. The house bears the architectural features of the era with a long path leading to a Corinthian portico entrance opening to the communal hallway where your door is clearly numbered up a flight of stairs on the first floor.

Stepping inside, the flat feels bright and airy with your eye immediately drawn to the living room to the front of the house with a wide bay window stretching up to the high ceiling bringing in plenty of natural light from the east. Many original features have been retained within the deep skirting boards, picture rails and cornicing, while the decoration is fresh and airy with white walls and new dove-grey carpet. There is ample space in here for relaxed seating and formal dining, or indeed, working from home.

This modern, neutral decoration flows through the property into both double bedrooms, which are great sizes for professional sharers or those looking for a peaceful home office. Both bedrooms have easy access to the bathroom which has been modernised with a gleaming white bath suite lined with marbled white and grey wall panels.

Streamlined and stylish, the kitchen has been well-designed with handle-free cabinetry in white, paired with solid oak worktops and patterned vinyl flooring bringing both form and function to the space. Some appliances have been integrated, leaving space for others, and grey brick-tile splashbacks complete the scheme.

Vendor's comments:

"This is a great home or investment. The location is

ideal for spending a lot of time at the beach throughout the seasons, and you can access so much on foot that you rarely need to use the car. The neighbours and the local community are also fantastic, so we are sad to let it go."

Where it is

Shops: Local 5 min walk, city centre 10 min bus ride
Station: Aldrington Station 5-7 min walk, Hove Station 20 min walk

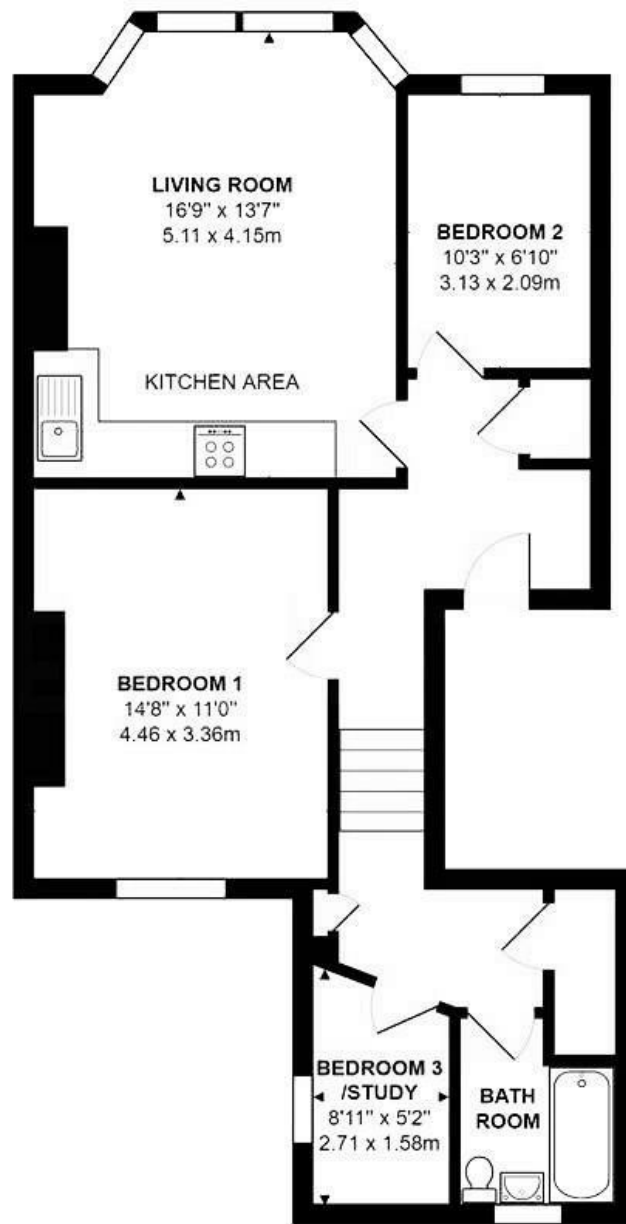
Seafront or Park: Hove Lawns and seafront 1 min walk

Closest Schools:

Primary: West Hove Primary, St. Andrew's CofE
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC
Private: Brighton College, St Christopher's School

This is a wonderfully sunny apartment in a popular location which is well served for shops, the beach, parks and schools. There are plenty of local green spaces, and great transport links, but you are also only a short walk from everything this vibrant coastal city has to offer. It is also within easy walking distance of both Aldrington and Hove Stations, and the cafes, gastropubs and bars of Poets Corner and Church Road, so it will suit professionals, commuters and investors alike.





Total Area: 704 ft² ... 65.4 m²

All measurements are approximate and for display purposes only

Council Tax Band

Call us on

01273 253000

Energy Performance Graph

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www.astonvaughan.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.