



Westbournre Gardens, BN3

£1,495,000

ASTON
VAUGHAN

INTRODUCING

Westbourne Gardens, BN3

4 Bedrooms | 1 Bathroom | 2 Reception Room
1989 Sq Ft | Garden |

Sitting in a hugely popular location in Hove, this deceptively spacious and beautifully maintained house is both peaceful and well connected to the city. Renowned as a family friendly and fashionable location, the residents here have easy access to some of the cleanest beaches on the coast, as well as some of the best schools and there are many amenities and foodie pubs to enjoy within walking distance. Hove, Aldrington and Portslade commuter stations are also equidistant, so you get the best of all worlds here.

Having been expertly renovated throughout by the current owners, this house impresses at every turn. The exterior has recently been redecorated, so is fresh in white bearing the architectural features of the late Victorian era. Sash windows have been replaced, like for like, with timber framed double glazing, an authentic chequerboard path has been relaid, leading past a shingle front garden with a scented border. There is parking for two cars on the drive with an integrated storage unit to the side of the house for bikes or water sports equipment, with doors picked out in sage to complement decorative railings and the front door.

Stepping inside, it is immediately clear this home has been carefully curated and styled by those with an eye for interiors and a respect for period properties. A heritage Farrow & Ball and Atelier Ellis palette has been used throughout to highlight the many original features which include floorboards, deep skirtings, ornate cornicing, architraves, ceiling roses, corbels, picture rails and a beautiful banister curving up to the first floor.

From the entrance vestibule, with stained glass panels, your line of sight takes you right through the depth of the house to the glorious garden beyond. This is an incredibly spacious home to balance family time with entertaining, offering spaces which feel homely and comfortable, but also luxurious, where form and functionality have been carefully considered.







There are three double bedrooms and one single bedroom on the first floor, with one enjoying dual aspect views over the garden. The principal room faces west with a charming bay window looking out over the peaceful, treelined road, with glamorous black floorboards and wall panelling. Bedroom two has plush carpet underfoot, and all rooms have been styled and dressed to complement the original heritage of the house. Bedroom four is currently used as a workspace and art studio, yet it would work equally well as a child's room or transformed into an en suite to the principal bedroom.

The large loft space is ripe for further renovation as neighbours have shown, potentially adding two further bedrooms and a bathroom, subject to planning consents.

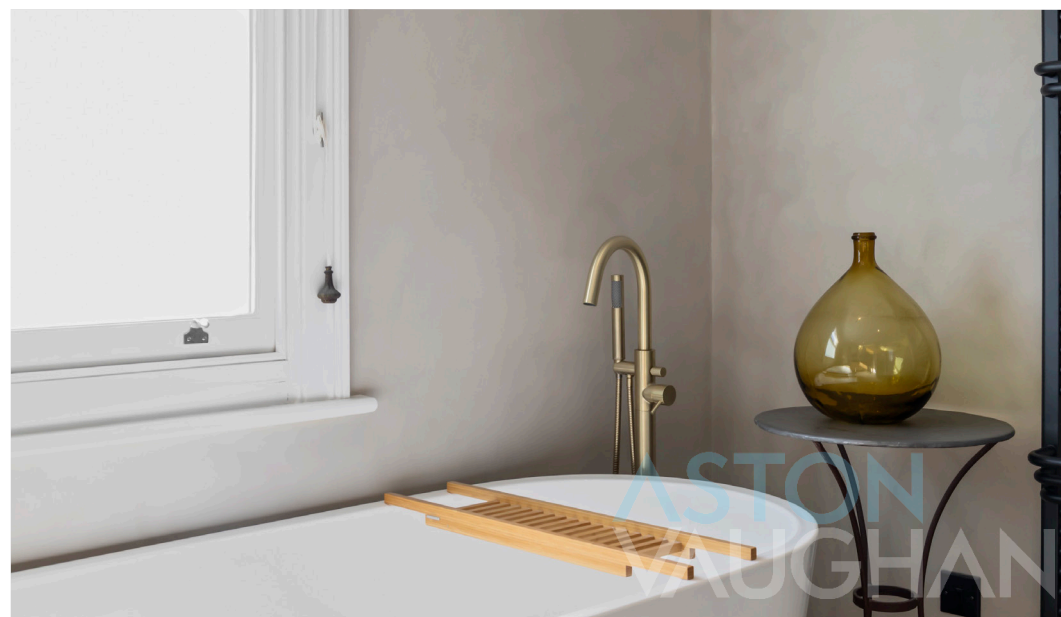


Passing a ground floor WC, the extended kitchen, dining and living space spans the rear of the house, opening seamlessly to the garden during the warmer seasons. This magnificent room provides almost 60 sq. m. of clearly defined spaces, ideal for entertaining in style, relaxing after a long day or cooking beautiful meals in the kitchen.

Well-appointed with navy cabinetry topped with white quartz worktops, there is a vast array of kitchen storage solutions which includes a larder and an integrated wine fridge. The central island forms another social space below pendant lighting, so guests and family can sit and chat to you as you cook on the Elica induction hob with downdraft extractor fan. Dual Neff ovens are placed at mid-level for easy access and cleaning, while the Miele dishwasher is also integrated, and space has been left for an American fridge freezer. A boiling water tap ensures the worktops are not cluttered up with appliances, while the utility room is nicely tucked away with space for two machines. Throughout the property, reclaimed radiators warm each space, while this open plan area has zoned underfloor heating to warm the toes on wintery mornings.

Vendors' Comments:

"We bought the house eight years ago and loved its natural light and space from the word go. We have enjoyed making the space our own and have made many happy memories here entertaining friends in the house and garden – particularly during summer when the garden becomes a natural extension of the home. It is the location and the position of the house we will miss; having the beach on our doorstep is a joy at any time of year for suppers on Hove Lawns or barbecues on the beach. There is so much to entertain you within a five-minute walk and there is every amenity you could wish for on Portland Road. We are moving out of the city to the countryside now, but it will be a wrench to leave."





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Education:

Primary: West Hove Primary, St. Andrew's CofE
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC
Sixth Form Colleges: BHASVIC, Newman College, Varndean College
Private: Brighton College, St Christopher's School, Brighton Girls, Lancing College

Good to Know:

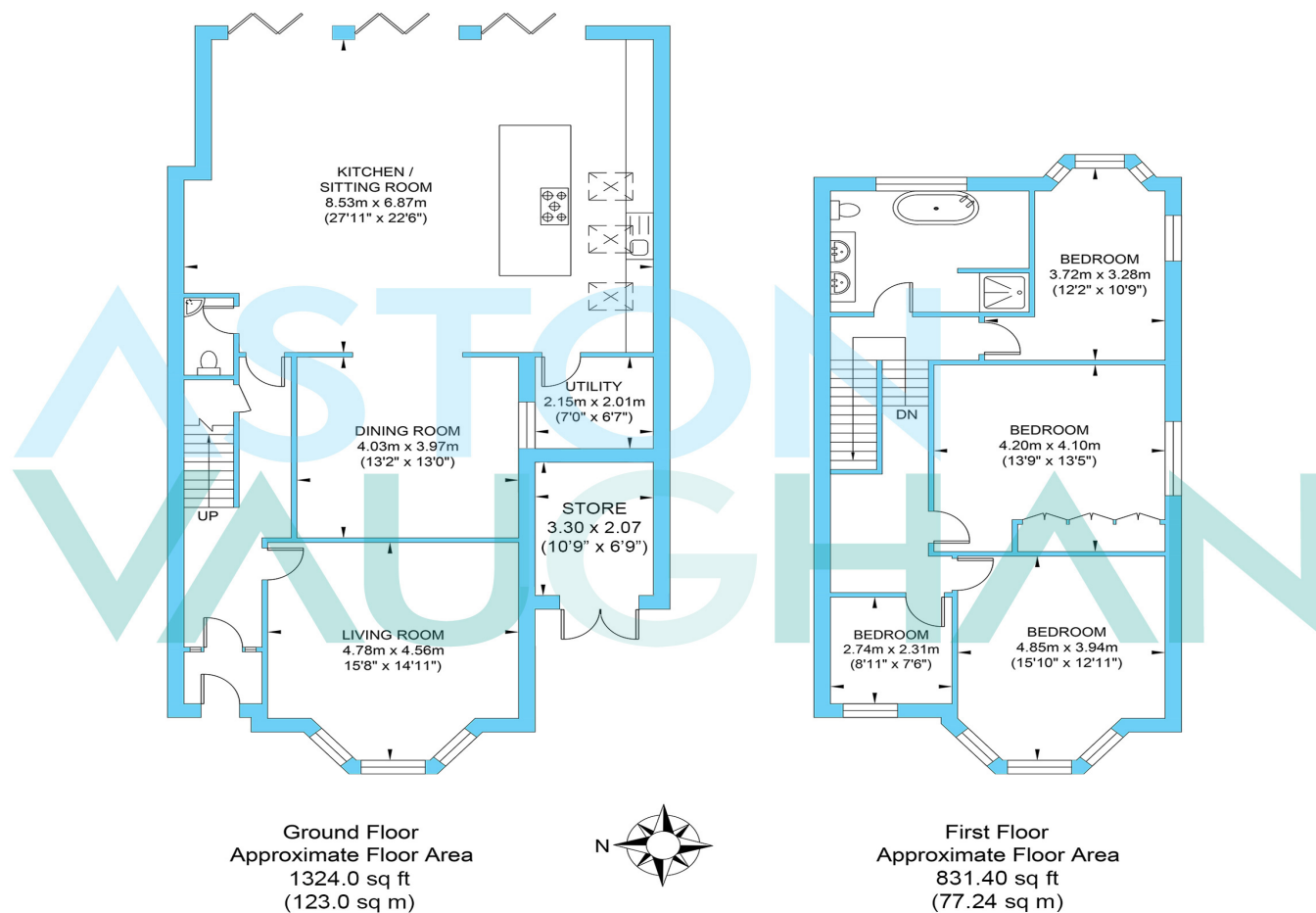
Sitting in West Hove with Hove Lawns and Beach nearby, this incredible period home is perfectly located for families and professionals alike. There are several award-winning restaurants, gastropubs and wine bars nearby on Church Road – and many more in Poets Corner – and Central Brighton with its theatres, museums and North Laine Shopping District is only 20 minutes on foot (10 mins by bus) along the coast. The local schools, both private and state, are amongst the best in the city and transport links are excellent with Hove's commuter station just 10-minutes away and buses to whisk you throughout the city and beyond, stopping close by.

Hove Lagoon is home to many water sport activities and there are beach saunas dotted along the coastline, plus sea swimming has become the favoured past time with locals – much like it was in the 19th Century when 'sea bathing' put Brighton on the map as the place to visit for its health benefits.

Brighton & Hove continues to offer some of the most prime housing in the country outside London, so this house will be appeal to those looking to move away from the Big Smoke to live a peaceful yet luxurious life, close to the countryside and the coast.



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Approximate Gross Internal Area = 200.24 sq m / 2155.4 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.