



49 Westbourne Street, Hove BN3 5PF

Asking Price Of £800,000

- ATTRACTIVE VICTORIAN PROPERTY
- FOUR BEDROOMS
- FAMILY BATHROOM
- ROOF TERRACE WITH WONDERFUL OUTLOOK
- BALCONY
- KITCHEN
- UTILITY AREA AND CLOAKROOM
- PATIO GARDEN

Whitlock and Heaps are pleased to bring to market this Victorian bay fronted property for the first time in over 35 years. This delightful family home has benefits rarely found in these houses which include a balcony and fabulous roof terrace with views over Pembroke Crescent Gardens. The house also has a useful cellar and on the ground floor is a through living/dining room and kitchen leading onto the private patio garden.

Westbourne Street is a tree lined one way road being within a few minutes walk of Hove mainline station and seafront. An array of shopping facilities and cafes are also within easy reach.

ENTRANCE HALL Radiator, stairs to first floor.

KITCHEN Incorporating sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, inset 4-ring ceramic hob, eye-level double oven, space for fridge/freezer, tiled floor, underfloor heating, radiator, UPVC double glazed window and door to garden.

LIVING/DINING ROOM Feature fireplace with original marble mantle, double glazed bay window, coving, two radiators, window overlooking the garden.

INNER LOBBY Sink, plumbing and space for washing machine and dishwasher, UPVC double glazed window, tiled floor.

CLOAKROOM Comprising low level w.c., 'Vaillant' gas-fired boiler, heated ladder style towel rail, tiled floor.

CELLAR Power and high level storage.

FIRST FLOOR

BEDROOM 1 UPVC double glazed bay window with second window to side, radiator.

BEDROOM 3 UPVC double glazed window, radiator, walk-in shower with tiled surround, door to:-

BALCONY

BATHROOM White suite comprising panelled bath with mixer tap, separate walk-in shower with tiled surround, pedestal wash-hand basin, low level w.c., hot water cylinder, UPVC double glazed window, radiator.

TOP FLOOR

BEDROOM 2 UPVC double glazed window, radiator, eaves storage.

BEDROOM 4 Velux window, radiator.

ROOF TERRACE with wonderful views over neighbouring gardens.

OUTSIDE

REAR GARDEN Paved patio area with section of lawn and raised border.

WESTBOURNE STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1538 sq ft / 143 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1614 sq ft / 150 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPIS2). Every effort has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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EPC Rating: 69C with potential of 84B

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