

# 139 Westbourne Street

Hove BN3 5FB

Guide Price £650,000 - £675,000

- INDIVIDUAL DOUBLE FRONTED PROPERTY
- THREE DOUBLE BEDROOM ACCOMMODATION
- BATHROOM
- SHOWER ROOM
- KITCHEN
- LIVING ROOM
- SECOND RECEPTION ROOM
- BOOT ROOM AND CLOAKROOM

Whitlock and Heaps are pleased to bring to market this individual Victorian property offering versatile three double bedroom accommodation featuring a contemporary bathroom and shower room to the first floor. The ground floor accommodation features an open plan kitchen/living room and second reception room both of which lead onto the patio garden. There is an area of hardstanding to the front and tremendous potential for a loft conversion (stnc). Situated in the favourable Poets Corner district of Hove within walking distance of both Hove mainline station and seafront. An array of shopping facilities and eateries are also within easy walking distance. Being sold with no onward chain.

## WESTBOURNE STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA  
1355 sq ft / 125.9 sq m

**ENTRANCE HALL** Engineered wood floor, radiator, understairs storage.

**BOOT ROOM** Tiled floor, fitted storage and shelving, radiator, bi-fold doors to garden.

**CLOAKROOM** Comprising low level w.c., wash-hand basin, engineered wood floor.

**KITCHEN** Incorporating stainless steel sink with mixer tap, wooden work surface with drawers under, two matching eye-level wall cupboards, range cooker with extractor over, tiled splashback, integrated fridge, engineered wood floor, double floor to ceiling cupboard, 'French' doors to patio. Opening to:-

**LIVING ROOM** UPVC double glazed bay window, radiator, engineered wood floor, coving.

**RECEPTION ROOM** Kitchen area with sink and cupboard under, cooker and appliance space, electric heater, bifold door to front and rear garden, spiral staircase to first floor.

### FIRST FLOOR

**LANDING** Hatch to loft space with pull-down ladder, engineered wood floor.

**BEDROOM 1** Range of fitted wardrobes, UPVC double glazed bay window, radiator, engineered wood floor.

**BEDROOM 2** UPVC double glazed window, fitted cupboard, engineered wood floor.

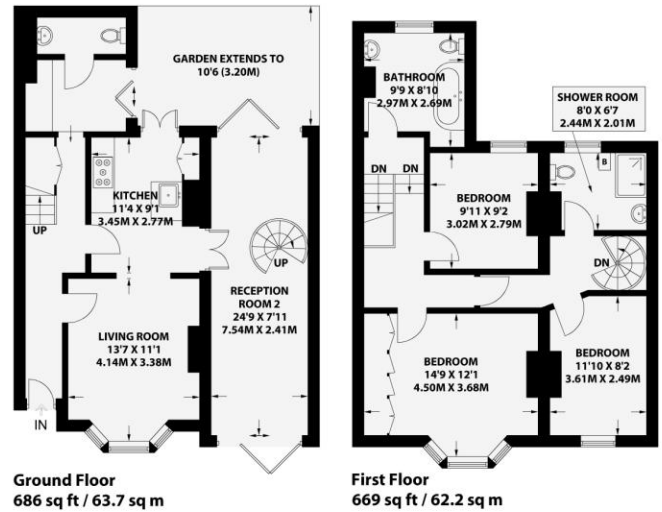
**BEDROOM 3** UPVC double glazed window, radiator, engineered wood floor.

**BATHROOM** Incorporating roll-top bath with mixer tap and shower attachment, wash-hand basin, w.c., engineered wood floor, UPVC double glazed window, radiator.

**SHOWER ROOM** Comprising walk-in shower with tiled surround, wash-hand basin, low level w.c., UPVC double glazed window, radiator, engineered wood floor.

### OUTSIDE

**REAR PATIO** With composite decking, raised seating area, outside tap.



Floor plan is for illustration and identification purposes only and is not to scale. Photos, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustrative 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 (IPMS2). Every attempt 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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### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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