



Westbourne Villas, Hove, BN3 4GG  
**£285,000**



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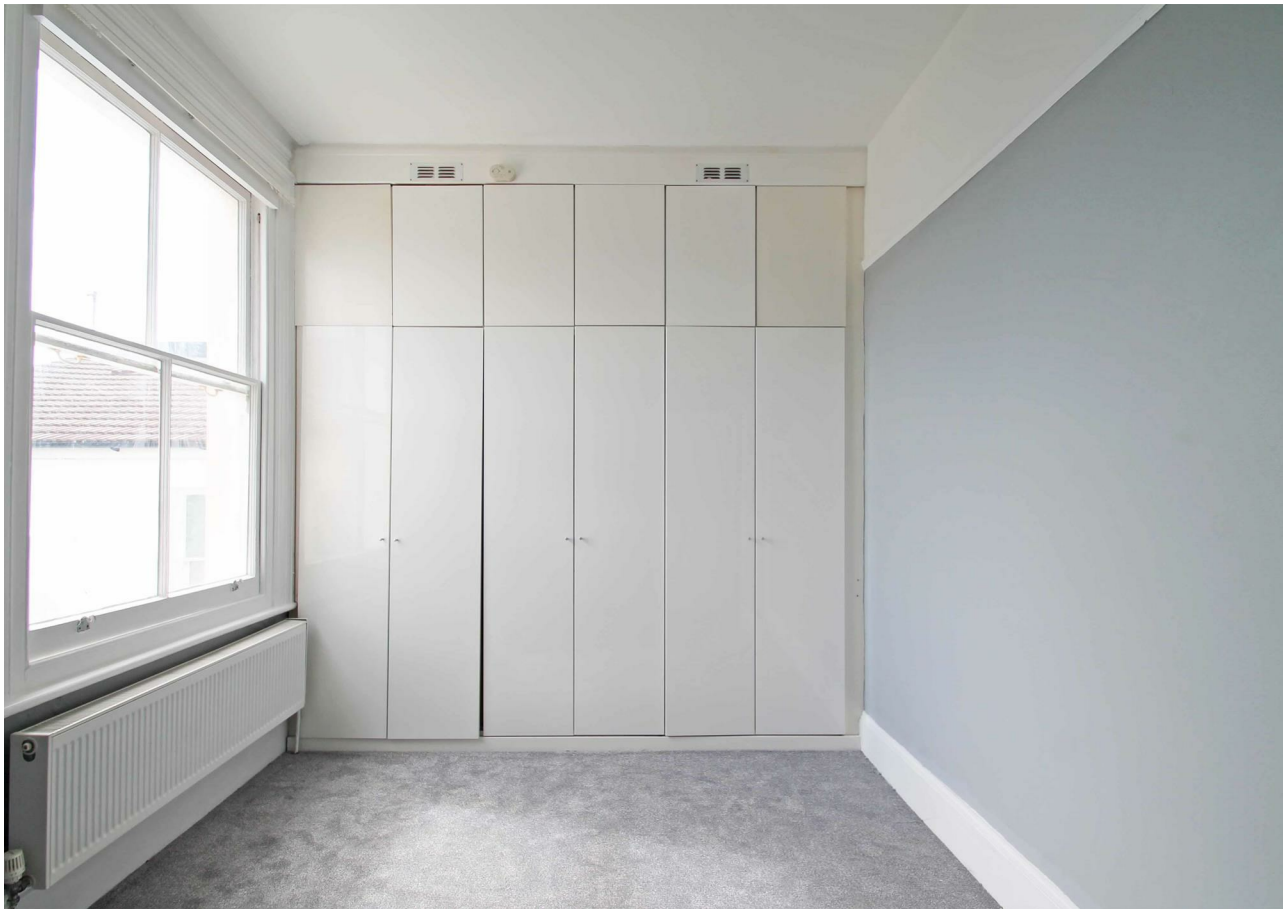
SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Westbourne Villas, Hove, BN3 4GG

**£285,000**

A bright and spacious one-bedroom first-floor flat complete with a private balcony and offered for sale with immediate vacant possession. The property is situated in this highly sought-after central Hove location, just moments from Hove seafront and promenade.





## Further Information

The accommodation comprises an excellent sized living/dining room with a feature fireplace and bay window providing plenty of natural light, kitchen with double doors opening onto a private balcony enjoying attractive views towards the sea, bathroom, and double bedroom with excellent fitted storage. The property is presented in excellent decorative order throughout, having been recently redecorated and re carpeted. The kitchen has also been significantly improved with new work surfaces, splashbacks, hob, oven, extractor fan, and replacement cabinet doors, creating a modern and stylish finish. Further benefits include a share of the freehold, while both the front and rear elevations of the building have recently been redecorated, together with the communal hallways which are immaculately presented.

Ideally located just moments from the beach and promenade, Westbourne Villas is perfectly positioned to enjoy the best of Hove. A wide range of cafes, shops, and restaurants are nearby, with Hove Lawns just around the corner. It is also close to King Alfred Leisure Centre, which has recently had £13m spent on it to vastly improve the area. The property also benefits from excellent transport links, with Hove railway station providing direct services to Brighton and London.



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**Accommodation:**

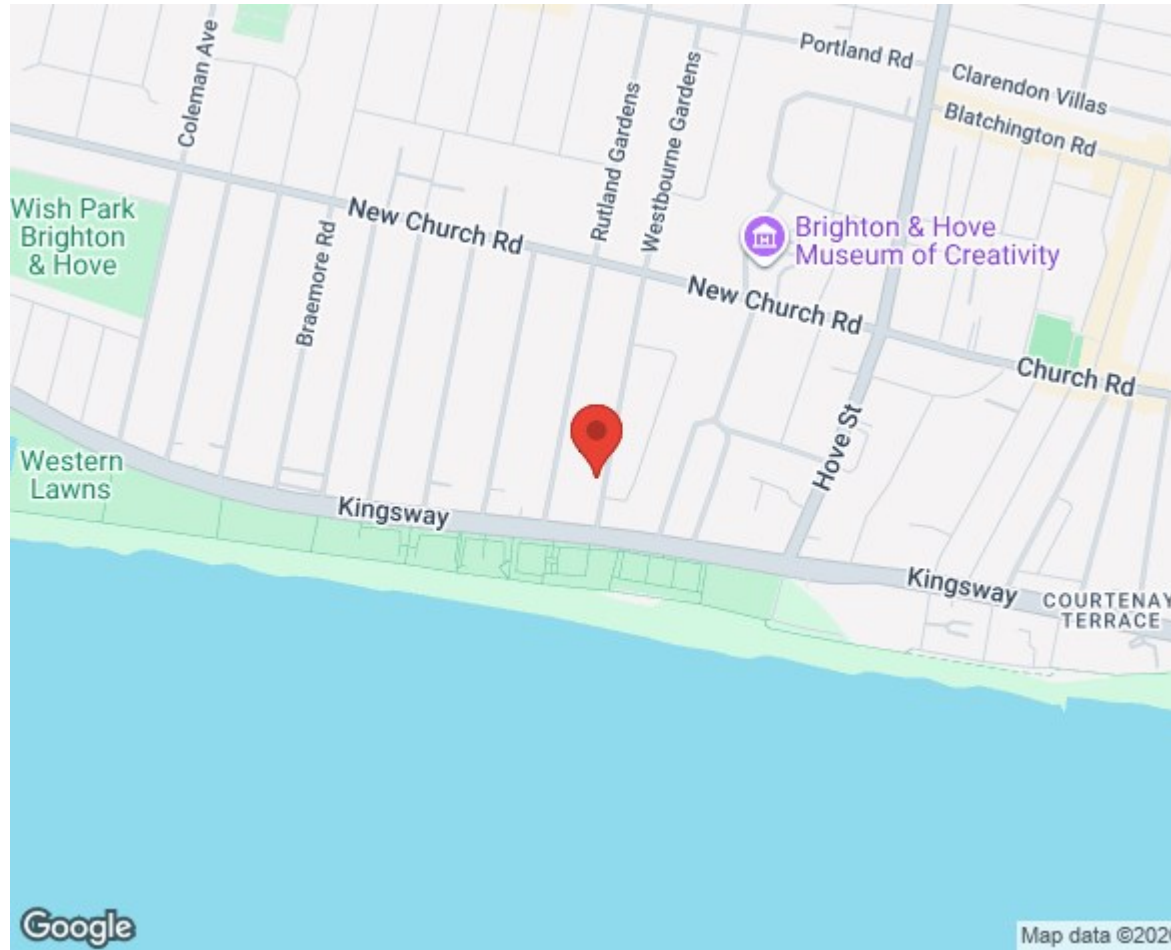
**Living Room - 17'2" x 14'6"**

**Kitchen - 10'0" x 6'4"**

**Balcony**

**Bedroom - 11'8" x 9'3"**

**Bathroom**



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	80
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.