austin gray



# 19 Westbourne Place

Hove, BN3 4GN

**Price Guide £650,000**

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## 19 Westbourne Place

Westbourne Place is a desirable residential location in Hove, situated just moments from the seafront and within easy reach of the city centre. The area offers an excellent blend of coastal living and urban convenience, with a wide selection of independent cafés, restaurants, shops, and amenities nearby. Hove railway station is within walking distance, providing regular services to London and surrounding areas, while excellent bus routes offer easy access across Brighton & Hove. Residents can enjoy nearby green spaces, the vibrant atmosphere of Church Road, and the iconic Hove Lawns, making Westbourne Place an attractive setting for both professionals and families seeking a well-connected seaside lifestyle.

- Guide Price £650,000 - £675,000
- Three Double Bedrooms
- Front Sitting Room
- Kitchen / Dining Room with Appliances
- Cloakroom
- Bathroom / W.C. and Shower Room / W.C.
- Established Patio Rear Garden
- Garage
- No Onward Chain
- Sole Agents















Upon entering the property, stairs rise to the upper floors, while a door ahead leads into the lounge, with a convenient cloakroom located beneath the staircase. To the rear, a spacious kitchen/dining room spans the full width of the house and is fitted with a range of integrated appliances, enjoying views over an established patio garden with gated rear access.

The first floor comprises two well-proportioned double bedrooms and a bathroom with WC. The second floor offers a further double bedroom with fitted storage, along with a separate shower room and WC.

Additionally, the property benefits from a single garage located within a small compound accessed from Westbourne Place. Further features include solar panels on the roof, gas central heating, double glazing throughout, and a clean and tidy presentation, while also offering excellent potential for modernisation and updating to suit individual tastes.



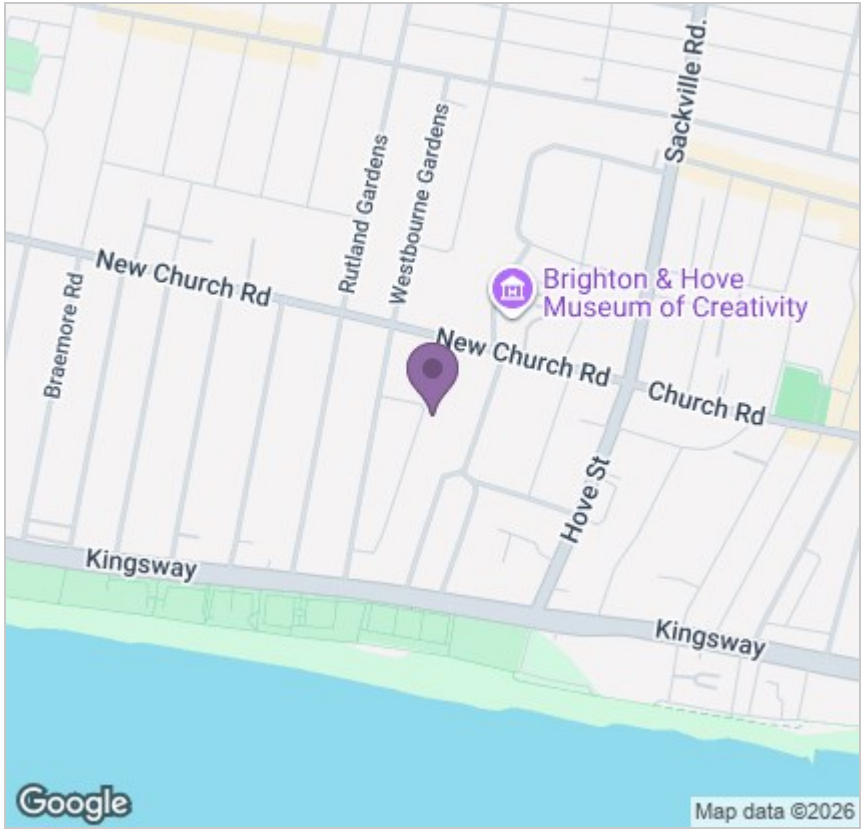




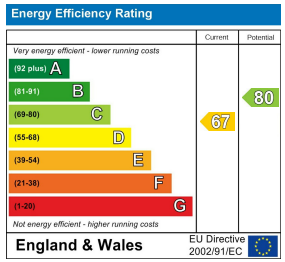
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Austin Gray Residential Office on 01273 232232
if you wish to arrange a viewing appointment for this property or require further information.

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