



## FLAT 2, 36 WESTBOURNE GARDENS HOVE, BN3 5PP

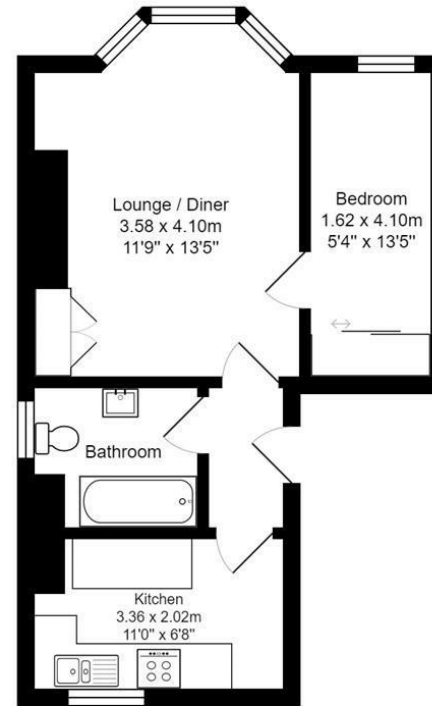
SHARE OF FREEHOLD

Guide Price £240,000 - £250,000. Superb first floor apartment with share of freehold and no onward chain. This well presented apartment comprises; double bedroom, bathroom, lounge diner with bay windows and separate kitchen. Additional benefits include a new fully programmable electric heating system, recently renovated exterior and overhauled roof. The common areas and being renovated in early 2025 with costs covered at vendors expense. The property comes with a share of freehold and remainder of 999 year lease. A fantastic apartment in a well maintained, self managed building.

Located on Westbourne Gardens the property is well positioned to enjoy all the city has to offer. There are plenty of popular local shops, cafes and amenities within the immediate area along with easy access into central Hove, the seafront and surrounding areas. Local bus services pass close by whilst Aldrington Station and Hove Mainline station offer regular links to London.

Nicholas  
James

SALES LETTINGS AUCTIONS



Westbourne Gardens, Hove, BN3 5PP

Total Area: 37.3 m<sup>2</sup> ... 402 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>47</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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