



47 WESTBOURNE VILLAS

HOVE, BN3 4GG

£425,000
SHARE OF FREEHOLD

Superb ground floor garden apartment, moments from Hove seafront. This beautifully presented property occupies the ground floor level of an attractive, well maintained building. The apartment benefits from bright and spacious accommodation comprising; open plan kitchen living room, modern bathroom suite and two bedrooms.

Outside the rear garden is accessed via French doors and is the perfect tranquil spot whilst the property offers an additional front garden area, currently utilised as an occasional outside dining area.

South of New Church Road in one of Hove idyllic locations, being moments away from Hove seafront whilst popular cafes, shops and restaurants are within easy reach. Hove mainline station is easily accessible providing regular and direct links to London.

Nicholas James

SALES LETTINGS AUCTIONS





Approximate Floor Area = 51.8 sq m / 557 sq ft



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #B0643



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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