

## 34 WESTBOURNE VILLAS HOVE, BN3 4GF

£275,000

A delightful one-bedroom ground floor apartment offering a perfect blend of comfort and convenience.

Situated just a stone's throw away from the picturesque Hove Seafront, residents can easily indulge in the vibrant coastal lifestyle. Whether it's a leisurely stroll along the beach, enjoying local cafes, or partaking in various seaside activities, this location offers an abundance of options for relaxation and recreation.

The property comprises a good size double bedroom, large bathroom, a separate kitchen and a living room that backs onto what has to be the stand out feature, a lovely size private rear garden. Quite a rare find for a one bedroom flat in this prime location.

Additionally, the property is sold with no chain, making it an attractive opportunity for both first-time buyers and investors alike.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





## 34 Westbourne Villas

Approximate Gross Internal Area = 36.9 sq m / 397 sq ft

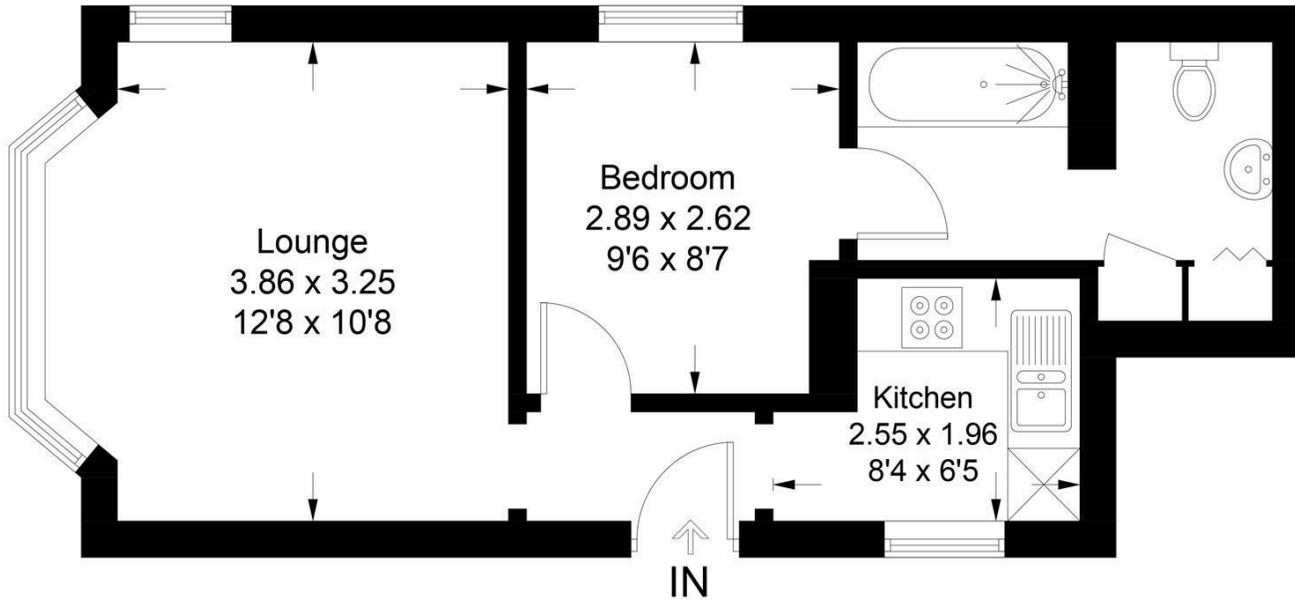


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1206431)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	75
(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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