

# 143 Westbourne Street, Hove BN3 5FB

Asking Price Of £275,000

- DOUBLE BEDROOM
- BATHROOM
- MODERN KITCHEN
- WEST FACING LIVING/DINING ROOM
- PRIVATE STREET ENTRANCE
- POETS CORNER DISTRICT
- SHARE OF FREEHOLD
- WELL PRESENTED

Whitlock and Heaps are pleased to bring to market this excellent first floor apartment that is approached via a private street entrance. The property is situated in the favoured Poets Corner district of Hove being within walking distance of the mainline station and seafront.

The accommodation is presented in excellent order throughout featuring a west facing living/dining room, double bedroom and well-presented kitchen and bathroom. Being sold with a share in the freehold with the benefit of maintenance being paid as and when works are required.

**PRIVATE STREET ENTRANCE**

**ENTRANCE HALL** Radiator, stairs to first floor.

**LANDING**

**LIVING/DINING ROOM** Sash bay window, second sash to side, radiator, fitted shelving in alcove.

**KITCHEN** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring ceramic hob with extractor over, oven, space for fridge/freezer, plumbing for washing machine, tiled floor and splashback.

**BEDROOM** Sash window, fitted cupboard, radiator.

**BATHROOM** White suite comprising tiled panelled bath with shower over, glazed shower screen, pedestal wash-hand basin, low level w.c., radiator and towel rail, tiled floor, part tiled walls.

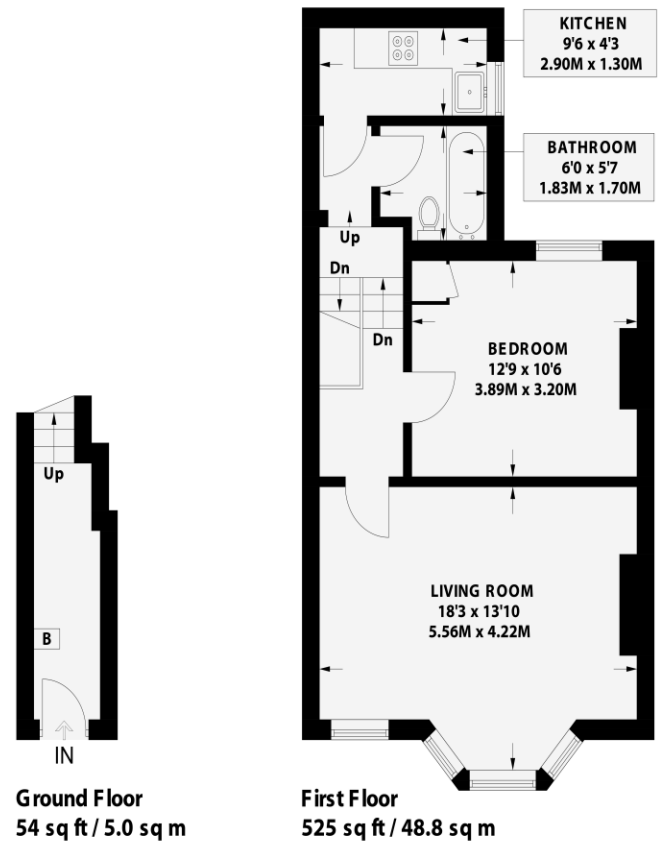
**OUTGOINGS**

Share of freehold  
Lease: Remainder of 999 year lease.  
Maintenance: Adhoc basis.

**WESTBOURNE STREET**

HOVE

APPROXIMATE GROSS INTERNAL AREA  
579 sq ft / 53.8 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Washbasin
- G Garden Shortened for Display

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 58 D    | 65 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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