

# 169 Westbourne Street

Hove BN3 5FB

Offers In Excess Of £675,000

- VICTORIAN FAMILY HOME
- BAY FRONTED
- THREE DOUBLE BEDROOMS
- REAR ACCESS
- GOOD SIZE KITCHEN
- POTENTIAL TO EXTEND (STNC)
- IN GOOD ORDER THROUGHOUT
- RETENTION OF PERIOD FEATURES

Whitlock & Heaps are delighted to present to market this three double bedroom bay fronted Victorian family home situated in the sought-after Poets Corner. Boasting a good size living/diner with separate sizeable kitchen, two ensuites and a private rear garden with rear access. Benefitting from double glazing and gas central heating.

Bus routes operate locally making public transport throughout the city simple. Portland Road and George Street are both close by with their wide array of shopping facilities, eateries and cafés. The house is in the catchment area for the local outstanding schools as well as a walking distance from Hove mainline station.

**ENTRANCE HALL** Cornicing above, thermostat, understairs storage, radiator.

**LIVING ROOM** Feature fireplace with hearth, double glazed bay sash window, cornicing, double glazed door to garden, radiators.

**KITCHEN** Incorporating ceramic double sink with mixer tap and drainer, wooden work surfaces with cupboards below and matching eye level cupboards, five ring gas hob with oven below and extractor above, integrated dishwasher, fridge freezer and microwave, space for washing machine. Cupboard housing 'Worcester' gas fired combination boiler, double glazed sash window overlooking side, double glazed bifold doors to private garden, radiator.

**LANDING** Doors to all rooms on first floor.

**BEDROOM ONE** Double glazed sash bay window, feature fireplace, fitted cupboards, radiator, door to:

**ENSUITE** Step in shower cubicle being tiled throughout, pedestal wash hand basin, extractor, low level w.c.

**BEDROOM 3** Feature fireplace, loft hatch above, double glazed window overlooking garden.

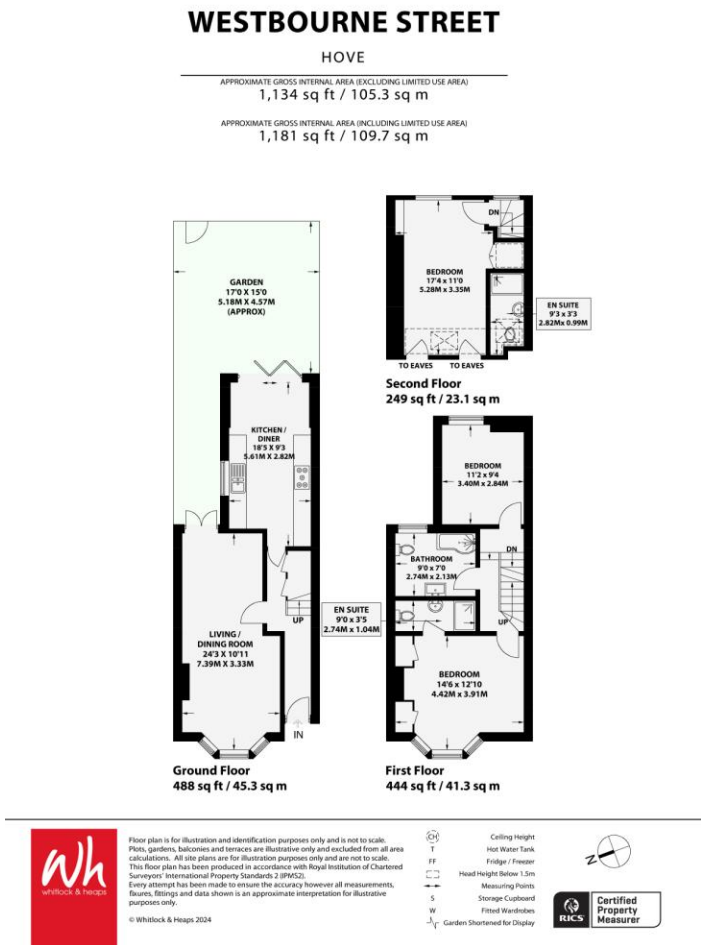
**BATHROOM** Comprising panelled bath with shower over being partially tiled, wide vanity unit, fitted heated towel rail, double glazed frosted window overlooking garden, extractor.

**TOP FLOOR** Double glazed window overlooking rear.

**BEDROOM 2** Eaves storage, separate storage cupboard, double glazed window overlooking rear, radiator, door to:

**ENSUITE** Step in shower cubicle being fully tiled, shaving plug, vanity unit, low level w.c., Velux window, heated towel rail.

**OUTSIDE**  
**GARDEN** Being paved with mature raised borders, outdoor tap, rear access onto gated alley.  
**FRONT GARDEN** Gated with raised patio with mature hedge, space for bins.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**Portslade Branch**  
 48 Boundary Road, Portslade BN3 4EF  
 portslade@whitlockandheaps.co.uk  
 01273 422706

**Hove Branch**  
 65 Sackville Road, Hove BN3 3WE  
 hove@whitlockandheaps.co.uk  
 01273 778577

**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.