



, 8 Westbourne Place, BN3 4GN

Spencer
& Leigh

, 8 Westbourne Place,
, BN3 4GN

£1,295 Per Calendar Month -

- Attractive first floor converted flat
- One double bedroom
- Spacious lounge with a feature open fireplace & sash window
- Modern fitted white kitchen with appliances
- White shower suite
- Additional separate cloakroom
- Neutrally presented interior
- Gas fired central heating
- Available early July, unfurnished
- Viewing recommended

This bright and airy one bedroom flat offers a spacious and neutrally presented interior. The flat is located on the first floor of this attractive converted building and has the added benefit of having nobody living above. Upon entering, the entrance hall leads into a good size lounge with an open feature fireplace and a separate modern fitted kitchen with appliances. There is a spacious double bedroom with a Southerly aspect. The bathroom features a modern white shower suite and unusually, there is a second separate cloakroom. Gas central heating is in situ. Available early July on an unfurnished basis. In our opinion early viewing is highly recommended to appreciate what this lovely flat has to offer. COUNCIL TAX BAND: B



Being close to the Sea and Aldrington/Hove Mainline Station the location is considered to be excellent. Buses run frequently to the City Centre from here as well.



Entrance hall

Living room
13'11 x 12'10

Kitchen
7'9 x 5'11

Bedroom
12'10 x 12'1

Bathroom

Cloak room

Property Information

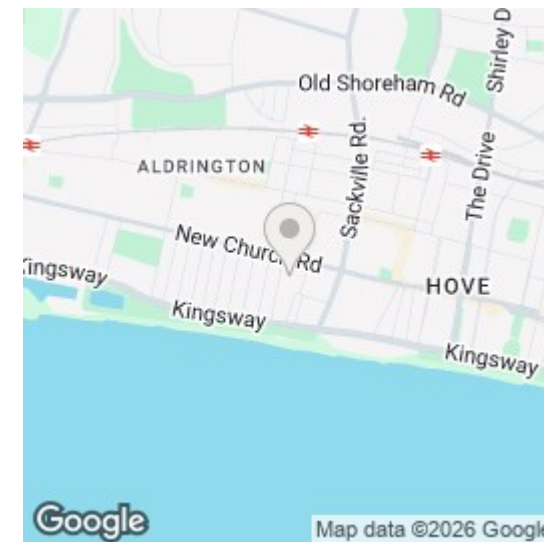
Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains electric, gas, water and sewerage

Parking: On street permit parking Zone R

Broadband: Standard 8 Mbps, Superfast 119 Mbps, Ultrafast 1000 Mbps

Mobile: Good coverage (OFCOM checker)



Council:- Brighton & Hove City Council
Council Tax Band:- B

Energy Efficiency Rating

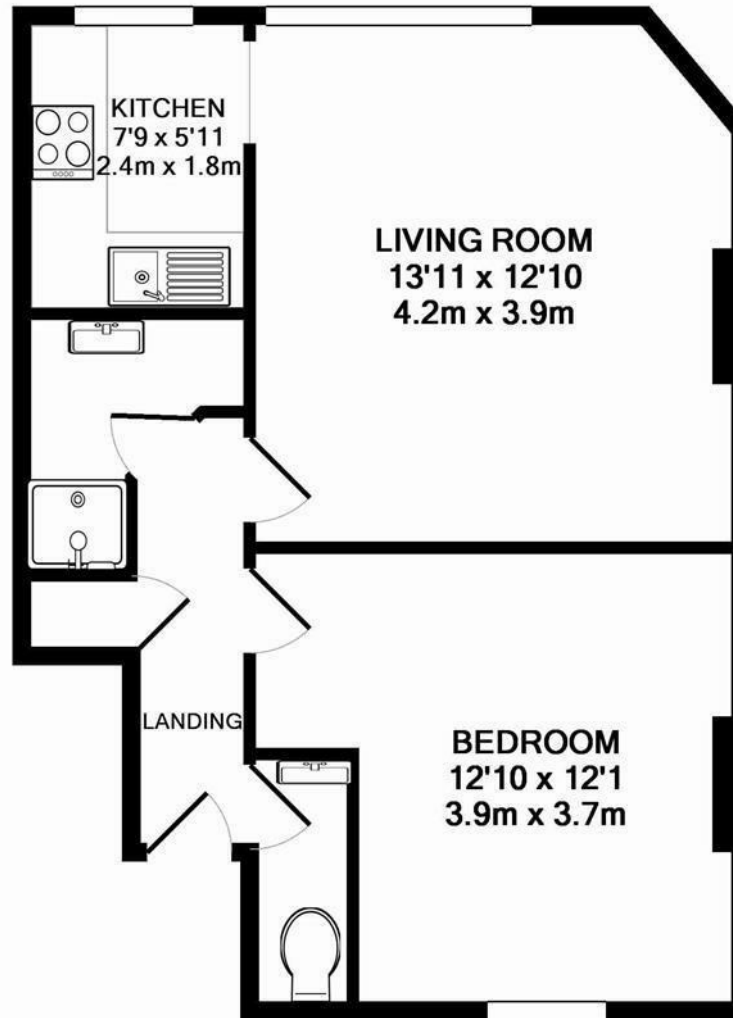
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2014