



38 Worcester Villas, Hove

Hove

Guide Price £325,000



## 38 Worcester Villas

Hove, Hove

\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\*

Well positioned moments from Portslade Station, with a wide choice of local amenities on Boundary Road; a spacious TWO BEDROOM FIRST FLOOR APARTMENT.

Spanning the entire first floor of a charming Edwardian semi-detached house, this apartment has well-proportioned rooms and is wonderfully light. A generous lounge with a bay window, complete with a feature fireplace and high ceilings. To the rear is the separate kitchen and contemporary shower room. The property has two bedrooms, and a large loft offering potential for enlargement subject to the necessary consents.

Conveniently located close to Hove seafront, Worcester Villas is only a short distance from Portslade train station with its convenient mainline commuter links to London and Gatwick.

Nearby Boundary Road offers a wide variety of shops, bars and cafes and there are regular bus services into the bustling cafe culture of Hove's Church Road and onto the centre of Brighton.

Close by, Hove Lagoon and Western Lawns offers water sports for all ages along with the ever popular Big Beach Cafe with its locally sourced produce and classically trained chef.

Local schools include Deepdene School and







**Total Area: 65.8 m<sup>2</sup> ... 708 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



## Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.