



Shirley Street

Hove, BN3 3WJ

£750,000

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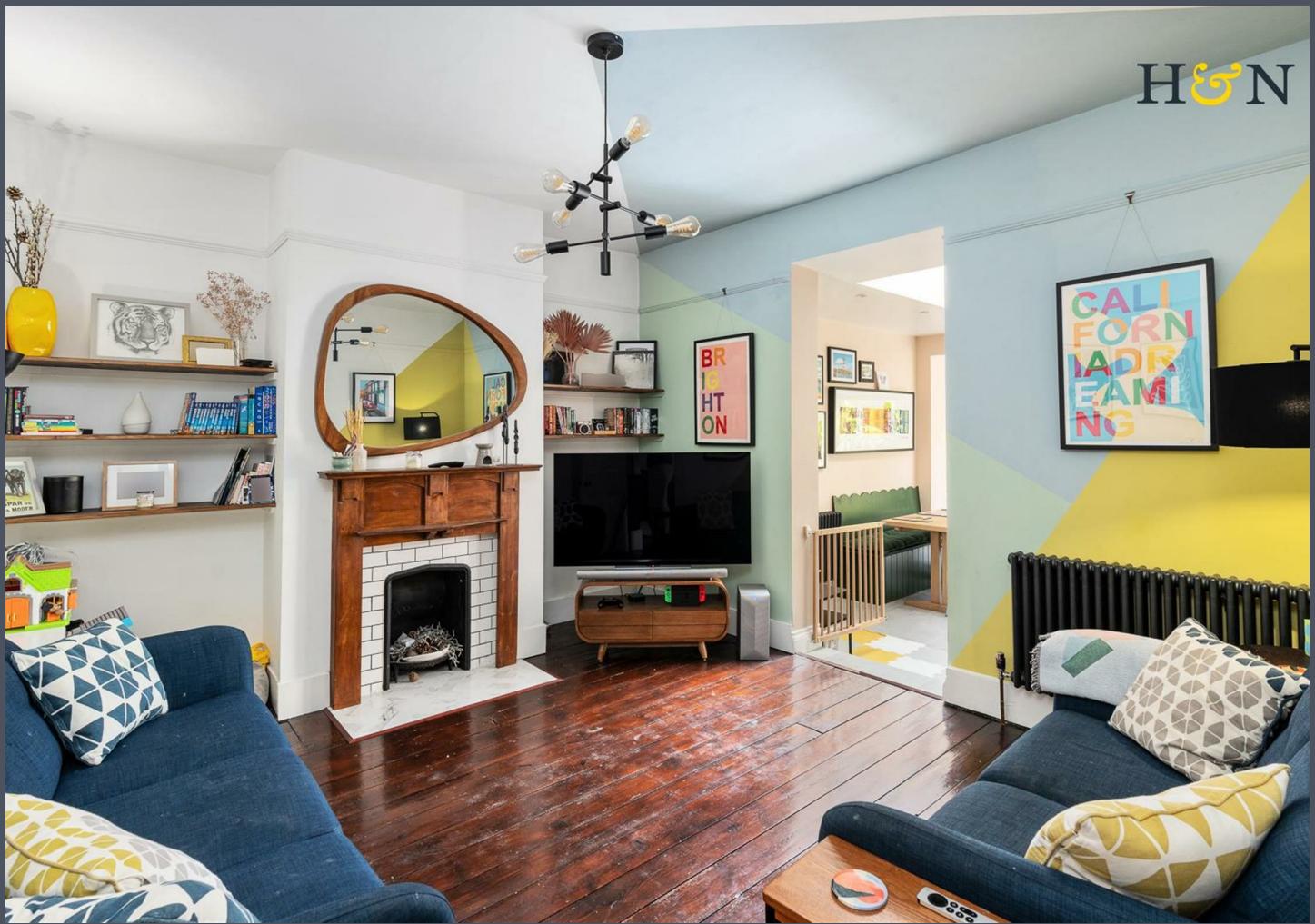
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# Shirley Street, Hove, BN3 3WJ

A attractive Victorian property located on Shirley Street in the sought-after area of Poets Corner in Hove. This delightful house boasts a wider footprint than average for the location, enabling the current owners much more flexibility with the reconfiguration of its layout. They've done so thoughtfully, and the new layout is a considered space that accommodates three double bedrooms.

The property enjoys a beautifully designed interior, blending period features and contemporary fixtures and fittings with a moody colour palette, creating a unique and stylish living space.

With accommodation arranged over two floors, the property comprises three bedrooms, two reception rooms, a family bathroom and a fantastic open plan kitchen dining room with bi fold doors on to the south facing rear garden.

## Location

Shirley Street is situated in the ever popular Poets Corner district of Hove, with an array of local amenities and pubs close by. Bus links from neighbouring streets afford access to all parts of Brighton, Hove and surrounding areas, and Hove station is within close proximity with direct links to London for those that need to commute. Church Road's main thoroughfare and nearby Blatchington Road both offer a range of cafes, wine bars, eateries and shops, and the seafront is situated just over a mile away.

## Accommodation

Upon arrival, the property is visibly wider than others in the street. The warm and inviting hallway enjoys an elegantly dramatic colour palette that proceeds the property, with period features and modern touches that compliment.

Dark stained real wood floors, high ceilings and tasteful design choices flow throughout this spacious home.

Very well extended, the ground floor accommodates two spacious receptions rooms; the versatility of which allows the flow of the space to bring everyone together or separate in the cosiness of the bay fronted sitting room with its log burning stove.

The living room adjoins the impressive open plan kitchen dining room, which spans the width of the house, and is stunning. The forest green units compliment the peachy décor and are classic and contemporary in style with a Quartz works tops. Integrated appliances keep thing sleek and the central island with inset hob and stylish pendant lighting, make this a real modern and sociable space. There's ample space for a dining table chairs, large skylights that flood the space with natural light and full width bi folds doors open directly onto the rear garden.

With an impressive vaulted ceiling and candy striped

detailed décor, the family bathroom is great size with a modern suite and cupboard that house the boiler.

Having been reconfigured, very considerately, the first floor is unlike any other Poets Corner house we've seen. The landing now turns and gives access to three bedrooms; two doubles and one smaller that can accommodate a double bed. All are very tastefully styled with vintage style radiators and a pleasant outlook.

## Outside

The leafy green rear garden boasts a favoured southerly aspect and is incredibly private with well thought out landscaping. Laid to porcelain tiling to match the kitchen, the inside outside flow is seamless. With brick wall surrounds, mature tropical greenery, planters and decked seating areas, make this a great sectional yet sociable outside space.

## Additional information

EPC rating: D

Internal measurement: 1,345 Square feet / 125 Square metres

Tenure: Freehold

Council tax band: C

Parking zone: N







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