

H&N



Shirley Street, Hove

Guide price £575,000 - £600,000

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Shirley Street, Hove, East Sussex, BN3 3WG

Guide Price £575,000 to £600,000

Situated in the sought-after Poets Corner of Hove, this beautifully presented and wholly unique three double bedroom property offers a perfect blend of modern living and Victorian charm. With easy access to Hove station and the seafront, this property is ideally located for those who appreciate both convenience and coastal life.

Upon entering, you are welcomed by a bright and open-plan living space, featuring a cosy log burner stove that adds warmth and character to the dual aspect living room. The elegant German-designed Hacker kitchen is also a standout feature, complete with integrated appliances and sleek Corian work surfaces, making it a delight for any culinary enthusiast. The property is approached through a secure and private courtyard garden, providing a tranquil outdoor space for relaxation.

The ground floor also boasts a utility room and a convenient wet room, complete with a W.C and basin. An open staircase connects the first and lower ground floors, enhanced by an atrium that floods the home with natural light, creating an inviting atmosphere throughout.

On the top floor, you will find a generously sized double bedroom accompanied by a luxurious bathroom, which includes a bath, a separate quadrant shower, a stylish vanity unit, and a W.C. The lower ground floor features two additional double bedrooms, both with double-glazed doors that open directly to the courtyard garden, along with a shower room for added convenience.

This charming split-level converted Victorian property is not only aesthetically pleasing but also functional, making it an ideal choice for families or anyone seeking a comfortable and stylish home in a vibrant community.

Location

Shirley Street is situated in an excellent location, just 0.2 miles in distance from Hove mainline train station providing a direct link to London Victoria, Gatwick airport and surrounding areas. Central Hove and the seafront are also conveniently close. A great variety of local shops, restaurants and bars can be found along Church Road and George Street as well as a more comprehensive range of shopping facilities in Churchill Square shopping mall in central Brighton. This area of Hove is a fantastic residential location with a strong sense of community and with many local activities available throughout the year and there are regular bus services affording access to all parts of the City and beyond.

The beach and promenade is easily access able directly down Sackville Road, with Hove's newest beach-park development is located here. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped gardens, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle and tennis courts. The Rockwater and Babble hospitality venues are also located here. The King Alfred Leisure centre is also nearby where you will also find the renowned Marrocco's on King's Esplanade that has handmade Italian ice-cream, perfect for hot summer days.

Additional Information

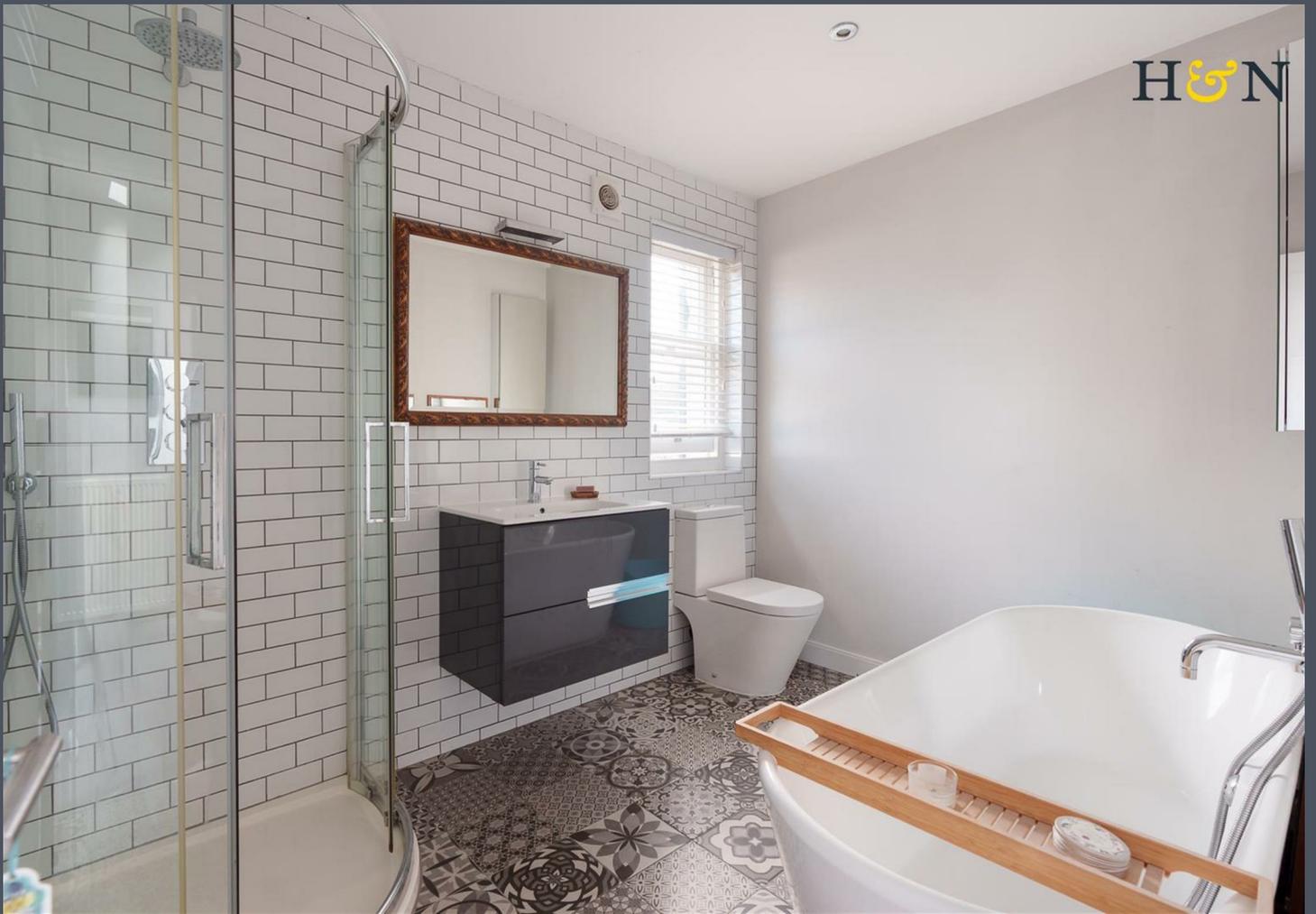
EPC rating: C

Internal measurement: 87 Square metres / 936 Square feet

Council tax band: B

N.B - This property is exempt from residents parking permits. Alternative nearby allocated parking is available in Clarendon Road, approximately £21 per week for each space.

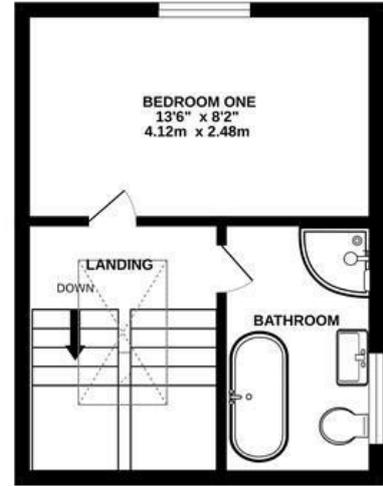




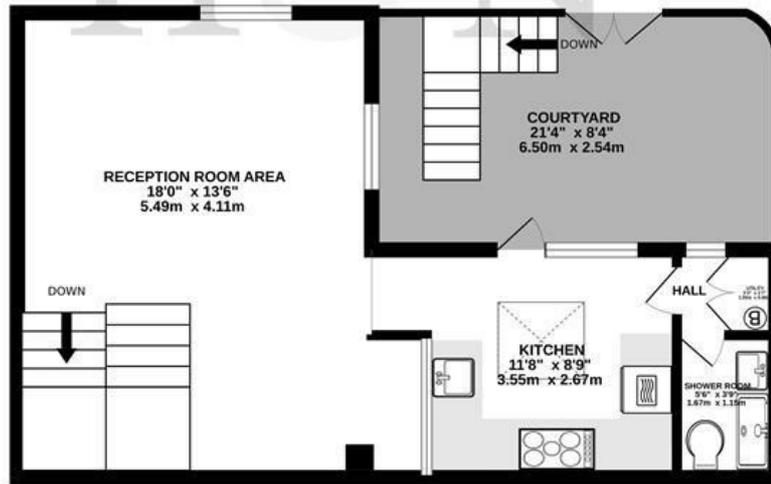
LOWER GROUND FLOOR



1ST FLOOR



GROUND FLOOR



TOTAL FLOOR AREA : 947sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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