



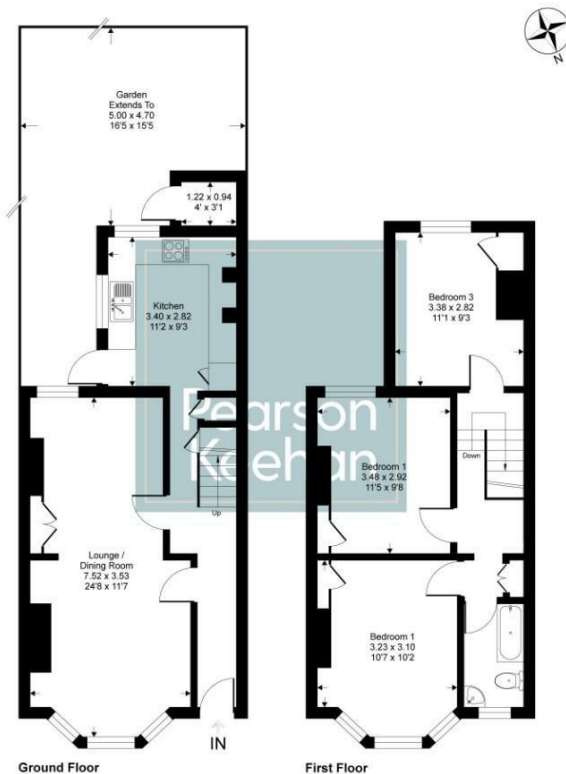
Wordsworth Street, Hove, BN3 5BH

Offers over £625,000 - £675,000 Freehold

Pearson
Keegan

Wordsworth Street, BN3

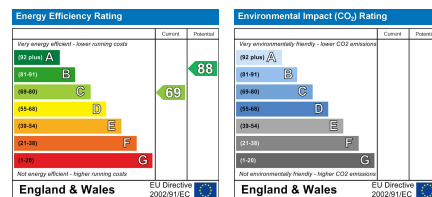
Approximate Gross Internal Area = 85.7 sq m / 923 sq ft
Approximate Outbuilding Internal Area = 1.2 sq m / 13 sq ft
Approximate Total Internal Area = 86.9 sq m / 936 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Council Tax: Band C

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any variations.



This beautifully presented mid-terraced, three-bedroom, Victorian home, located in the highly desirable Poet's Corner district of Hove, features a charming south-facing garden and enjoys an enviable position just moments from a variety of popular local amenities.

Upon entering, you are greeted by a wealth of character and period features throughout. At the front, a spacious and well-appointed through lounge and dining room is highlighted by large bay-fronted windows, allowing natural light to flood the space. Towards the rear, the modern fitted kitchen provides access to the sunny, south-facing garden, perfect for outdoor dining and relaxation.

Upstairs, you will find three generously sized bedrooms, each benefiting from built-in wardrobes, with the front bedroom enjoying the added charm of bay-fronted windows. A contemporary family bathroom completes the accommodation on this level.

The property also offers potential for further expansion, with the opportunity to convert the loft into a fourth bedroom, subject to the necessary permissions (SNP).

Situated in the heart of Poet's Corner, this home is ideally located near a wealth of local amenities, including trendy coffee shops, pubs, and a range of well-regarded schools. It also benefits from excellent transport links, being within walking distance of both Hove and Aldrington railway stations and offering convenient bus routes to Brighton city centre. This makes the property a perfect choice for commuters and families alike.

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