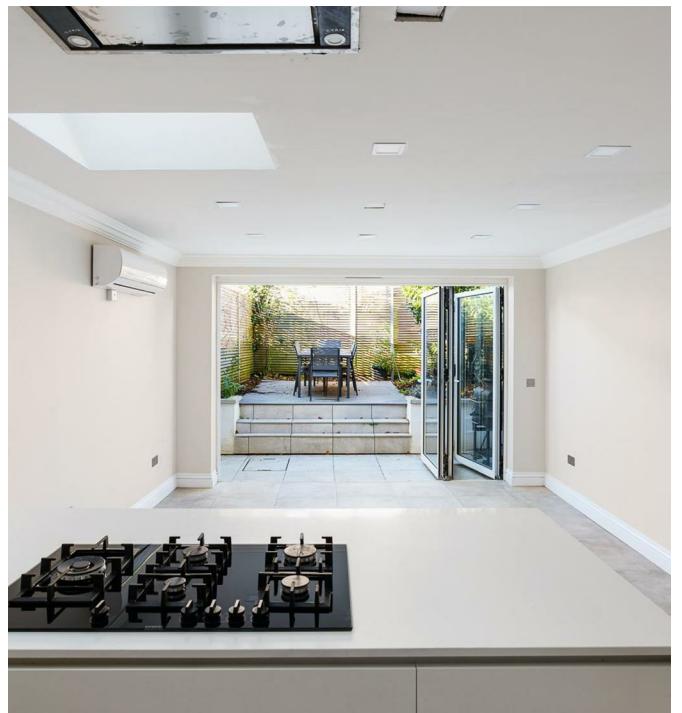


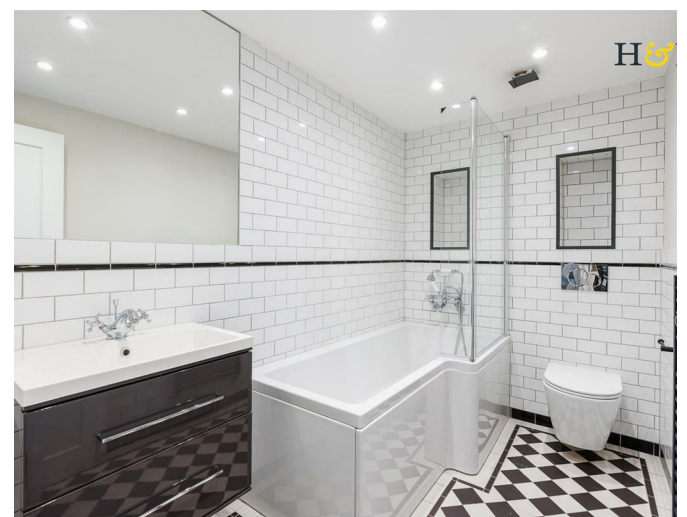


Belfast Street Hove

HEALY
& NEWSOM

EST. 1990





Belfast Street, Hove, BN3 3YS

****Guide Price £775,000 to £825,000****

A stylish and well designed Victorian terraced house with a perfect blend of modern living and classic elegance. Spanning an impressive 1,334 square feet, this delightful family home features a west facing rear garden. There are three bedrooms and a family bathroom on the first floor, the principal bedroom is on the top floor with ensuite and separate dressing room.

Situated in a convenient central location in Hove, residents will enjoy easy access to the mainline station for commuting. This property is not just a house; it is a wonderful family home that combines comfort, style and convenience in one of Hove's most sought-after areas.

This generously proportioned house which was renovated and extended in 2020 to 2021. Upon entering, you are greeted by a spacious hall with built in cupboards, cloakroom and doors to the reception rooms which both have underfloor heating, the front aspect living room has a fireplace with alcove storage either side, this cosy snug provides a warm and welcoming atmosphere. The heart of the home is undoubtedly the open-plan kitchen, diner and living room, which boasts bi-fold doors that seamlessly connect the indoor space to the west facing rear garden. This design not only enhances natural light but also creates an ideal setting for entertaining or enjoying quiet family moments in the sun. The bespoke kitchen has integrated Siemens appliances and includes a six ring gas hob and a Quooker tap; double doors conceal a utility room behind the kitchen where there is additional storage and the Worcester gas boiler is located, there is also air conditioning for this bright and airy space.

On the first floor there is a bay fronted, double bedroom, two rear aspect bedrooms, family bathroom and airing cupboard, a turning staircase rises to the top floor. The principal double bedroom has west facing roof top views, sliding doors open to the beautifully designed ensuite and adjacent is the separate dressing room, there is air conditioning installed on this floor for extra comfort in hot weather.

Garden 19 x 15'5 (5.79m x 4.70m)

A beautifully landscaped, west facing rear garden. Bi-fold doors open to a patio with space for a barbeque and seating, steps up to a resin decked area with floral borders to three sides. Enclosed by brick walls with contemporary wood fencing.

Location

The property is situated in a quiet one way street off Blatchington Road, the location could not be more ideal for convenient access to an array of independent and high street chain establishments, eateries and local bars and pubs. George Street parade and Church Road are both within easy reach and Hove Station is approximately 0.4 miles in distance. Hove seafront and the King Alfred Leisure Centre is situated approximately half a mile to the south of the property, Hove Park (40 acres) and Hove Cricket Ground are also in close proximity in addition well-regarded local schools and educational facilities.

Additional Information

EPC rating: C

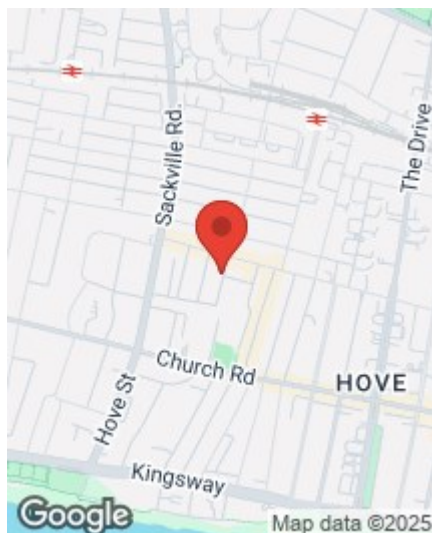
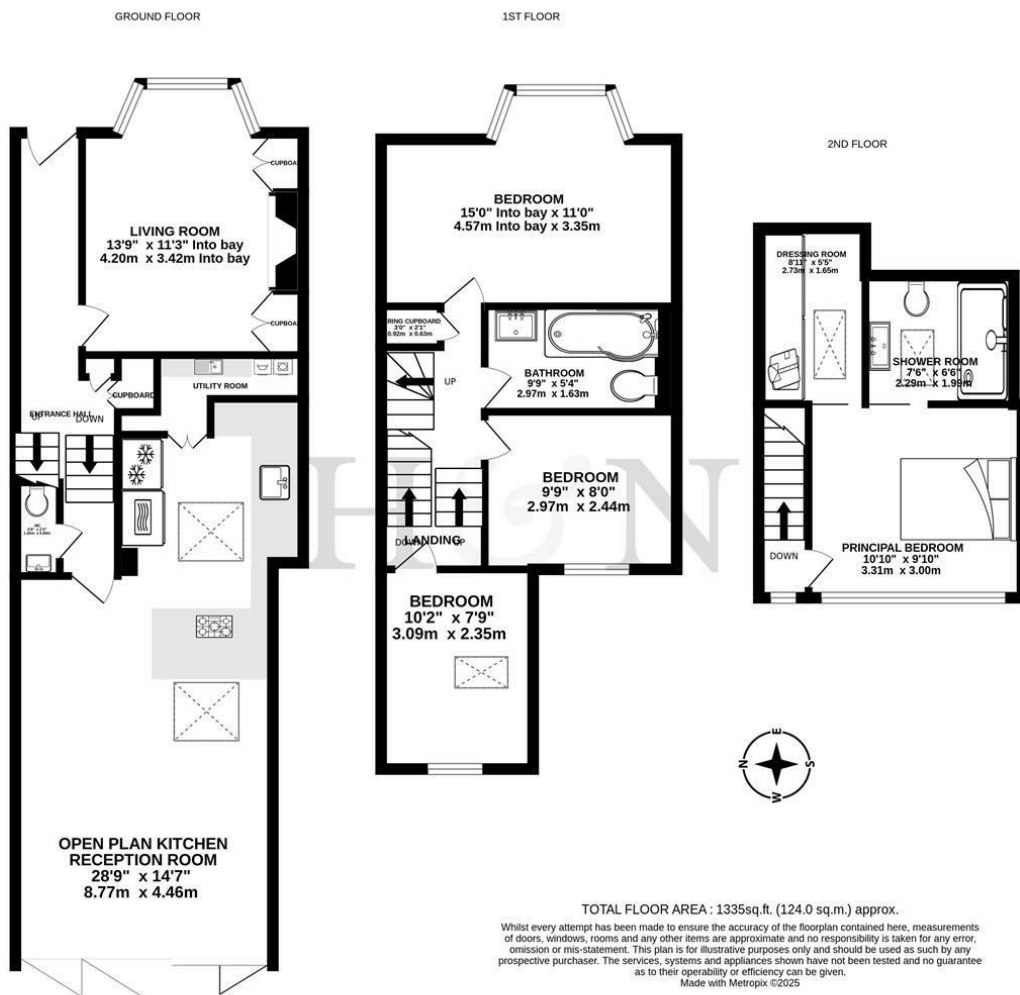
Internal measurement: 1,334 Square feet / 124 Square metres

Tenure: Freehold

Heating: Gas central heating, Worcester boiler.

Council tax band: C

Parking zone: N



VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

HEALY & NEWSOM

EST. 1990

19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk