



Shelley Road, Hove

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Shelley Road, Hove, BN3 5FQ

Guide price £650,000 to £675,000

A delightful Victorian house offering a perfect blend of classic elegance and modern convenience. Retaining many original features, such as beautiful fireplaces and period doors, this property exudes character and warmth throughout.

There are two spacious reception rooms, which can be enjoyed separately or opened up to create a lovely through room, ideal for entertaining guests or family gatherings. The modern kitchen is a true highlight, providing ample space for dining and featuring bifold doors that seamlessly connect the indoor space to the private rear garden.

The three bedrooms include built in wardrobes and the contemporary bathroom is well designed for family living. This property is not just a house; it is a home and a must-see for anyone seeking a blend of traditional charm and contemporary living.

Upon entering, you are greeted by a lobby with Ca'Pietra decorated floor tiles and an original Victorian door opening to the entrance hall which has luxury vinyl flooring throughout the ground floor. Further original doors open to the reception rooms, the living room is exceptionally well designed with fitted storage cupboards either side of the exquisite original Victorian fireplace. There are sash style double glazed windows fitted in to the bay window which retains the charm of this house without compromising on energy efficiency.

There is a feature glass panel double doors between the two reception rooms that maximises the natural light flow through while providing a distinct room separation with the total length measuring approximately 26'3 (8 meters). The dining room has an equally decorative Victorian fire place and views over the rear garden.

The modern kitchen has integrated appliances that include a fridge freezer, washing machine, Neff ceramic hob and extractor fan. This stylish room has space to dine and bifold doors opening to the rear garden creating a fluid indoor/outdoor flow that brings the home and garden together seamlessly.

Upstairs the house has three well-proportioned bedrooms, each designed with comfort in mind with the front double bedroom having fitted wardrobes and storage either side of the Victorian fireplace and remote controlled black out blinds fitted in the double glazed sash windows. There stylish bathroom caters to modern living, the panel enclosed bath has a feature bath filler and mixer shower over, the room is fully tiled with wall storage alcoves and heated towel rail. Additionally, the property offers plenty of built-in storage, ensuring that your living space remains tidy and organised.

Garden

36'03 x 15'3 max (11.05m x 4.65m max)

The private walled garden enjoys lot's of sunshine in the summer and is both a great entertainment space and delightful retreat. The composite decking has inset lighting and provides a stylish area for al fresco dining and making it perfect for evening gatherings or simply enjoying a quiet moment outdoors. Original Victorian walls to three sides adds a touch of historical charm whilst completing this very low maintenance rear garden.

Location

Shelley Road is situated in the popular Poets Corner district of Hove within walking distance of Hove mainline station (approximately half a mile) and Aldrington railway station. Portland Road is only at the end of the street with a selection of boutique clothing shops and independent stores, there is also a selection of cafe's and eateries, Stoneham Park is also around the corner that has a café and local bakery to add to this welcoming community.

Further local shops and supermarkets are nearby in George Street and Church Road where there is also a large selection of bars and restaurants. Hove seafront is within easy reach and many bus services that run close by; offering access into Brighton City Centre and beyond. The property is also close to an array of well regarded schools, nurseries and educational facilities.

Additional Information

EPC rating: D

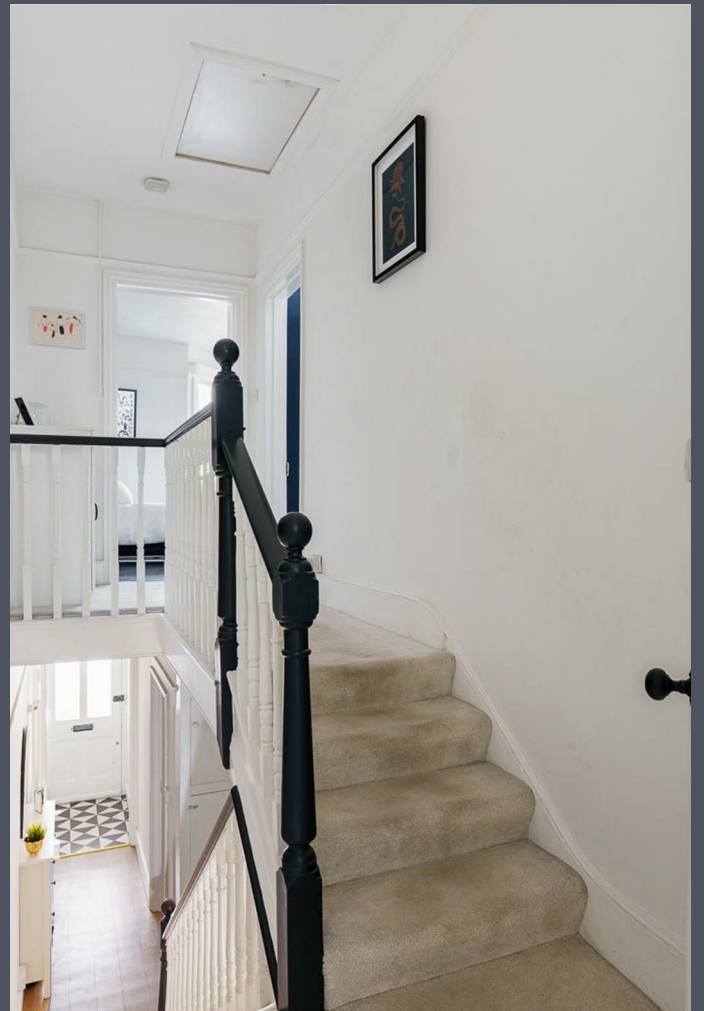
Internal measurement: 1,119 square feet / 104 square meters

Tenure: Freehold

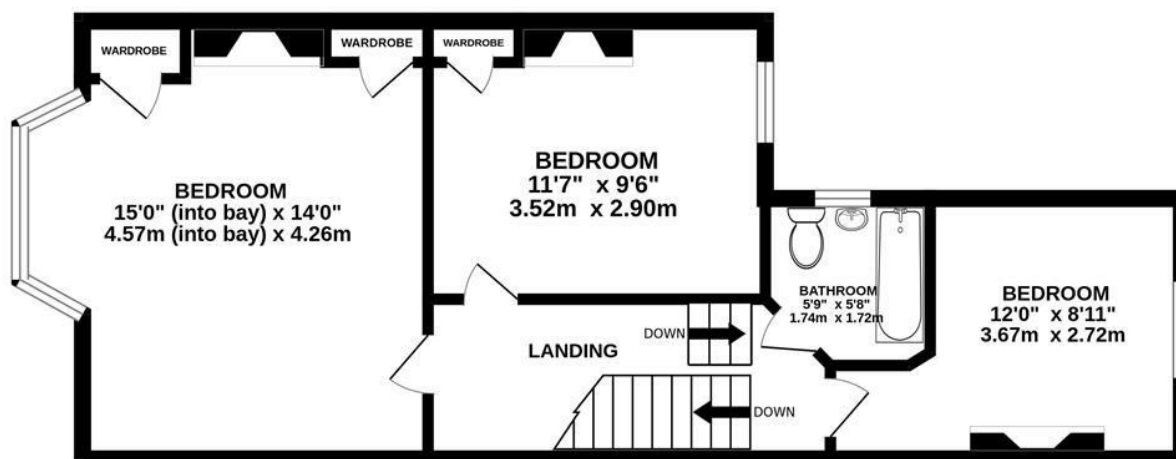
Council tax band: D

Parking zone: R

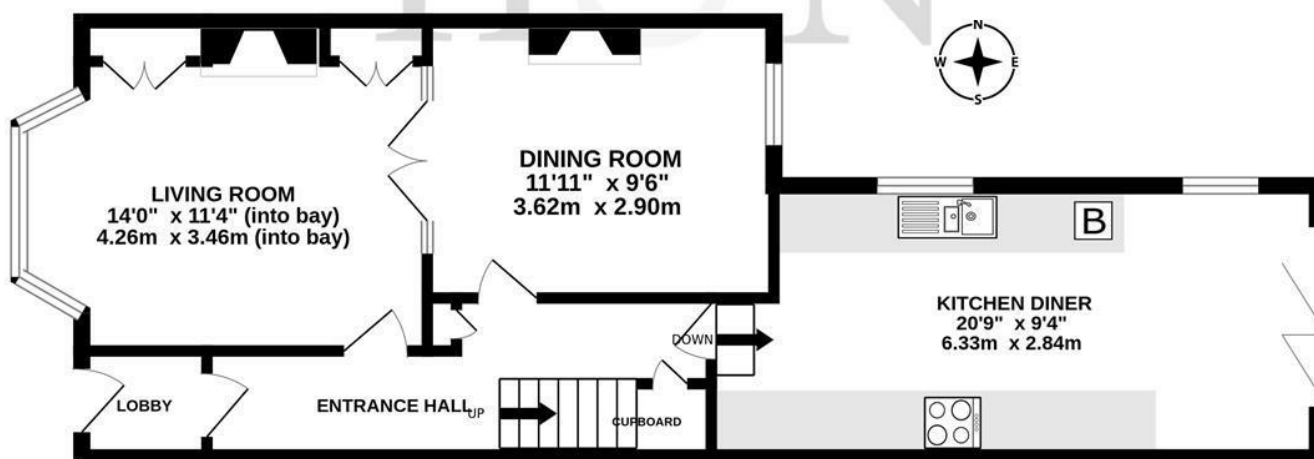




1ST FLOOR



GROUND FLOOR



TOTAL FLOOR AREA : 1119sq.ft. (104.0 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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19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

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



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