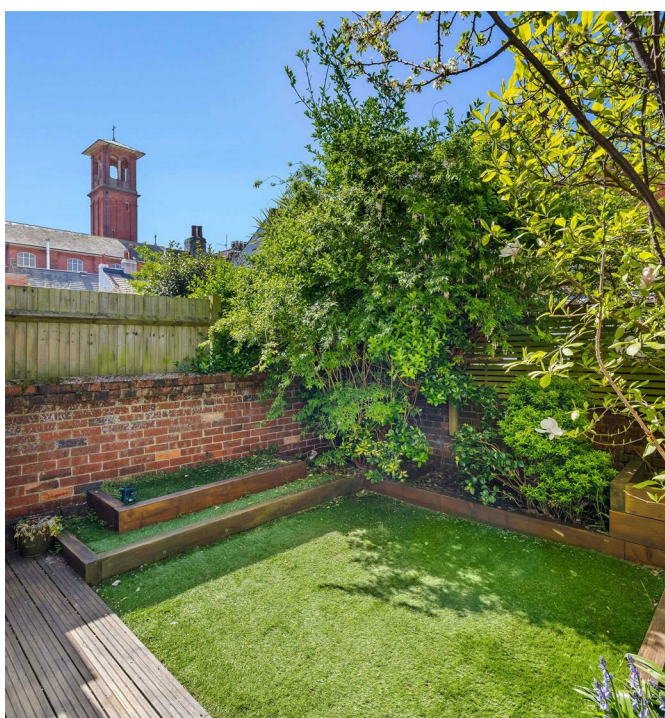


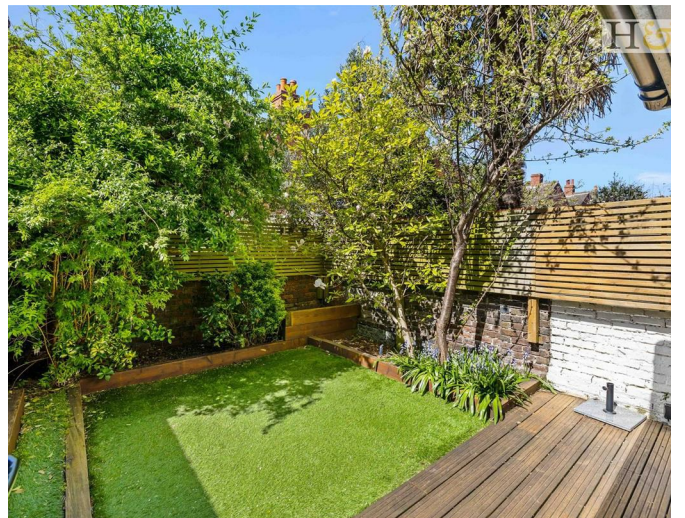


Shelley Road
Hove

HEALY
& NEWSOM

EST. 1990





Shelley Road, Hove, BN3 5FQ

Guide 650,000 to £675,000

A beautifully presented three-bedroom Victorian terrace house offering a delightful blend of period features and modern living. Spanning an impressive 1,119 square feet, the property boasts elegant fireplaces and intricate ceiling cornices that reflect its historical character. In addition to the open plan living room diner, there is a modern dual aspect kitchen breakfast room which has bifold doors opening to the mature west facing rear garden.

This Victorian gem on Shelley Road is not just a house; it is a home filled with character and possibilities, making it an ideal choice for those looking to settle in the vibrant community of Hove.

An original Minton tile path leads to the front door and entrance hall where you find original Victorian features that include ceiling cornices and corbel's. Under stair pull out storage draws and ground floor W.C add to this well finished home. The spacious living room seamlessly flows into a dining area, creating an inviting space perfect for both relaxation and entertaining. The well-appointed kitchen breakfast room is ideal for casual dining, providing a warm and functional hub for family gatherings and is open plan to the west facing garden.

The property features three generously sized bedrooms, each offering ample natural light and storage solutions, making it perfect for families or those seeking extra space. The bathroom is well-equipped, ensuring comfort and convenience with a mixer shower over the panel enclosed bath and vanity unit with storage under. There is significant potential to extend into the loft, subject to the necessary planning permissions, allowing you to tailor the home to your specific needs.

Step outside to discover a charming west-facing rear garden, adorned with established plants that create a tranquil outdoor retreat. This space is perfect for enjoying sunny afternoons or hosting summer barbecues.

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

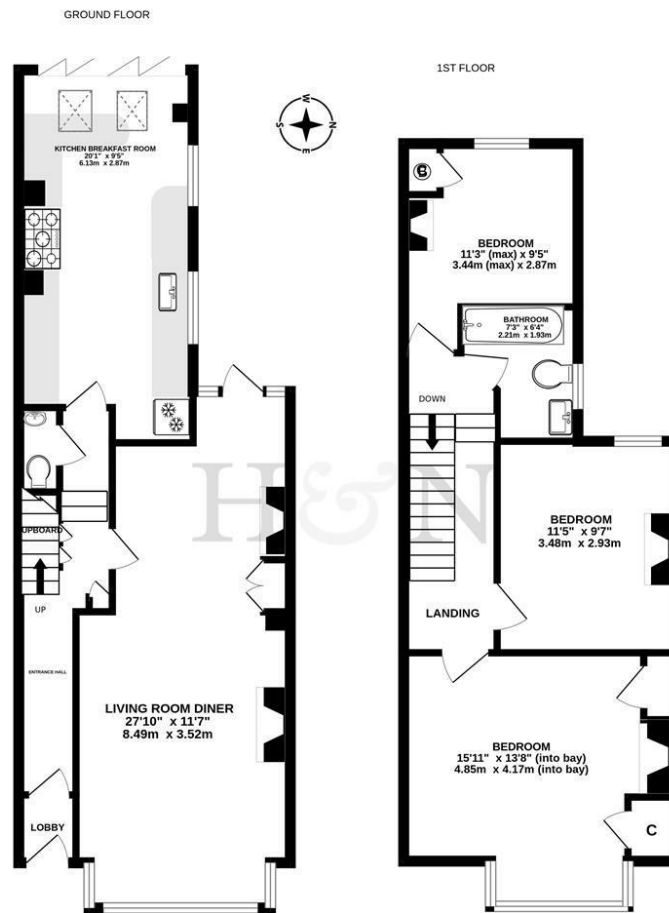
EPC rating: D

Internal measurement: 1,119 sq ft / 104 sq m

Tenure: Freehold

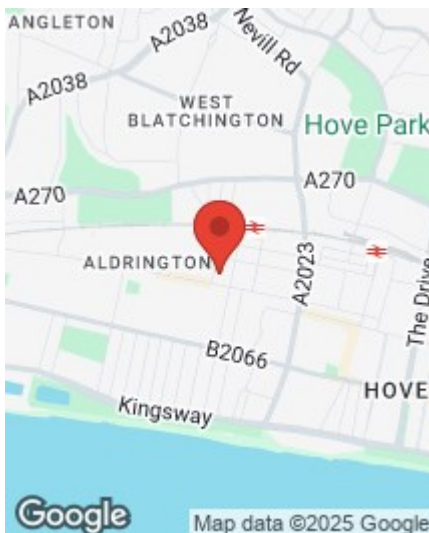
Council tax band: D

Parking zone: R



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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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 an 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.

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