

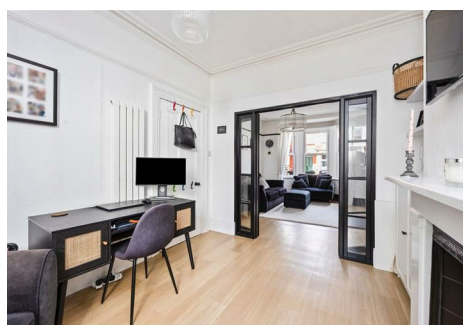
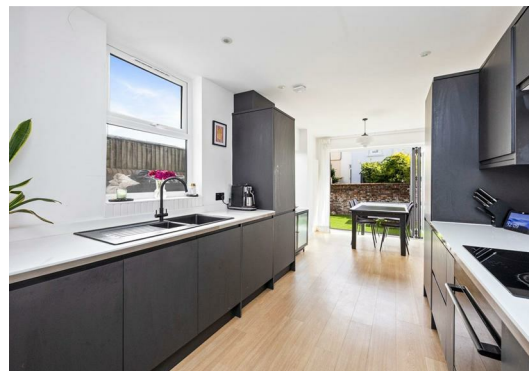
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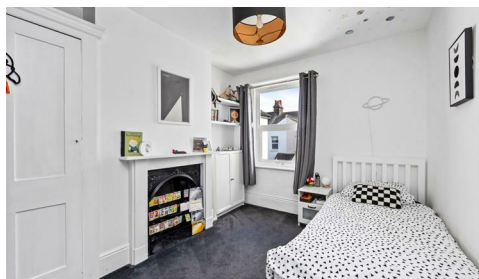
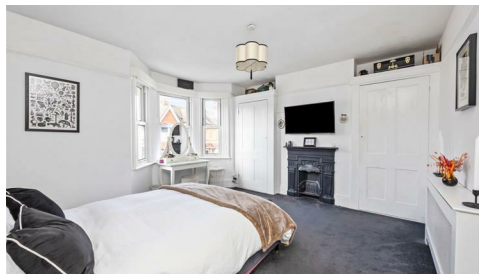
## 27 Shelley Road Hove BN3 5FQ

Weatherills are delighted to present this beautifully arranged and generously proportioned bay fronted family home. Set over two storeys and thoughtfully extended, the property offers a family sized open plan kitchen, a bright south and east facing garden and an abundance of charming period features. Perfectly positioned just off Portland Road in Hove, this home combines space, character, and convenience in equal measure.



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## Viewing

Call us on 01273 322766 or  
email us: sales@wpgsussex.co.uk

## Agents Notes

Inside, the home offers plenty of space for family living, with three comfortable double bedrooms and a well-appointed bathroom upstairs. A generous entrance hall sets the tone, leading to a bright through lounge and dining area, which can be cleverly divided by glazed doors, perfect for both cosy evenings and larger gatherings. The family-sized open plan kitchen/diner is a real highlight, designed with modern living in mind.

Outside, there's a pretty front garden and a delightful south and east facing rear garden, ideal for relaxing or entertaining in the sunshine. The property retains an abundance of period features, complemented by gas central heating, and is presented in excellent decorative order throughout.

Tucked away just off Portland Road in Hove, you'll find yourself moments from independent shops, cafés and excellent schools, making this the ideal setting for family life.

- IMPRESSIVE EXTENDED BAY FRONT VICTORIAN FAMIL HOME
- AN ABUNDANCE OF PERIOD FEATURES THROUGHOUT
- 3 DOUBLE BEDROOMS
- BATHROOM WITH A WHITE SUITE
- A LARGE THROUGH LOUNGE/DINING ROOM WHICH CAN BE DIVIDED

## EPC

### Energy Efficiency Rating

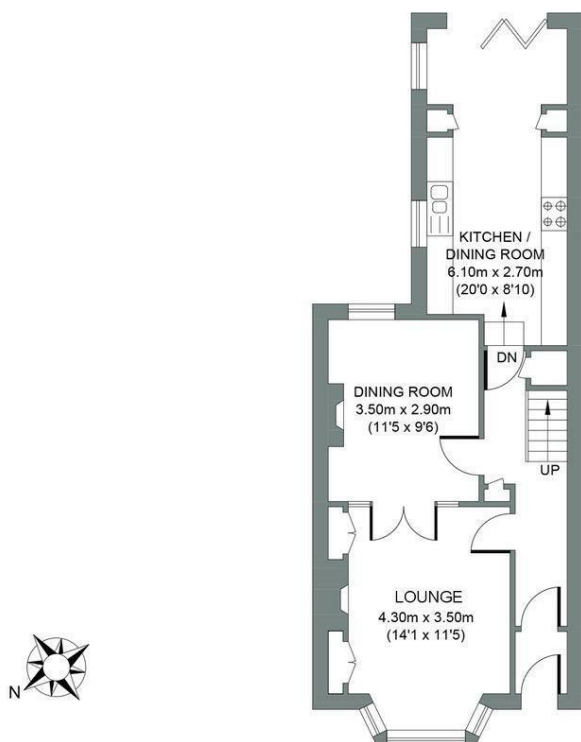
|                                             | Current                                                                             | Potential                                                                                                      |
|---------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                                                                                     |                                                                                                                |
| (92 plus) <b>A</b>                          |                                                                                     |                             |
| (81-91) <b>B</b>                            |                                                                                     |                                                                                                                |
| (69-80) <b>C</b>                            |                                                                                     |                                                                                                                |
| (55-68) <b>D</b>                            |  |                                                                                                                |
| (39-54) <b>E</b>                            |                                                                                     |                                                                                                                |
| (21-38) <b>F</b>                            |                                                                                     |                                                                                                                |
| (1-20) <b>G</b>                             |                                                                                     |                                                                                                                |
| Not energy efficient - higher running costs |                                                                                     |                                                                                                                |
| <b>England &amp; Wales</b>                  |                                                                                     | EU Directive<br>2002/91/EC  |



## Floor plans

**GROUND FLOOR**  
Approximate Gross Internal Area  
49.54 sq m / 533.24 sq ft

**FIRST FLOOR**  
Approximate Gross Internal Area  
46.57 sq m / 501.27 sq ft



**SHELLEY ROAD**

Total Area : 96.11m<sup>2</sup> = 1034.51ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
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