



60 Wordsworth Street

Hove BN3 5BH

Asking Price Of £735,000

- STUNNING FAMILY HOME
- POETS CORNER
- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- BEAUTIFUL FAMILY BATHROOM
- THROUGH LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- SOUTH FACING PATIO GARDEN

This beautifully presented Victorian bay-fronted property combines timeless character with modern style, offering bright, spacious, and versatile accommodation. Having been extended and updated, the home now boasts three double bedrooms, including a master suite with an en-suite shower room, and a luxurious family bathroom. The ground floor features a through living and dining room with a charming log burner, leading seamlessly into the full-width kitchen and breakfast area. Bi-fold doors open directly onto the south-facing patio garden, creating the perfect indoor-outdoor flow for entertaining or relaxing in the sunshine. Situated in the favoured Poets Corner district of Hove being within a few minutes' walk of Hove mainline station and seafront. An array of eateries, cafes and shopping facilities are all within easy reach.

ENTRANCE HALL Fitted storage with one cupboard having plumbing for a washing machine, radiator. floorboards.

KITCHEN/BREAKFAST ROOM Full width and overlooking the patio. Island with 1 1/2 bowl sink unit and adjacent work surface with integrated dishwasher and drawers under. Further work surface with drawers under and matching eye level wall cupboards, space for range cooker with stainless steel extractor over, space for fridge/freezer, two velux windows, radiator, floorboards, bi-fold doors to garden.

LIVING/DINING ROOM

Living Area.

Log burner, fitted shelves and cupboard in alcove, sash bay window, two radiators, coving, floorboards.

Dining Area.

Feature fireplace with tiled hearth, fitted cupboard and shelving in alcove, radiator, floorboards.

FIRST FLOOR LANDING

BEDROOM 2 Sash bay window with second sash to side, feature fireplace, fitted cupboard, two radiators, floorboards.

BEDROOM 3 Sash window, feature fireplace, fitted double cupboard, radiator, floorboards.

BATHROOM Spacious room with roll top bath and telephone style shower attachment, separate walk-in shower with tiled surround, pedestal wash hand basin, low level w.c, heated ladder style towel rail, sash window, floorboards, velux window, hatch to storage area.

TOP FLOOR

MASTER BEDROOM UPVC double glazed window, eaves storage, radiator.

ENSUITE SHOWER ROOM Comprising walk in shower, wash hand basin with cupboard under, low level w.c, heated ladder style towel rail, floorboards, velux window.

OUTSIDE

SOUTH FACING PATIO GARDEN Exposed brick walls, tiled floor.

Council Tax Band C (taken from www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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