









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, MASTER BEDROOM UPVC double glazed window, offering bright, spacious, and versatile accommodation. eaves storage, radiator. Having been extended and

updated, the home now boasts three double bedrooms, **ENSUITE SHOWER ROOM** Comprising walk in shower, 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 fullwidth kitchen and breakfast area. Bi-fold doors open directly onto the south-facing patio garden, creating the perfect indoor-outdoor flow for entertaining SOUTH FACING PATIO GARDEN Exposed brick walls, or relaxing in the sunshine. Situated in the favoured Poets tiled floor. 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 worksurface with integrated dishwasher and drawers under. Further worksurface 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 81-91 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.

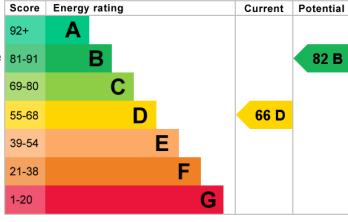
TOP FLOOR

wash hand basin with cupboard under, low level w.c, heated ladder style towel rail, floorboards, velux window.

OUTSIDE

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.

WORDSWORTH STREET APPROXIMATE GROSS INTERNAL AREA 116.4 sq m / 1252 sq ft INCLUDING LIMITED USE AREA OF 24.7 sq m / 265 sq ff **Ground Floor** First Floor 48.5 sq m / 522 sq ft



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