

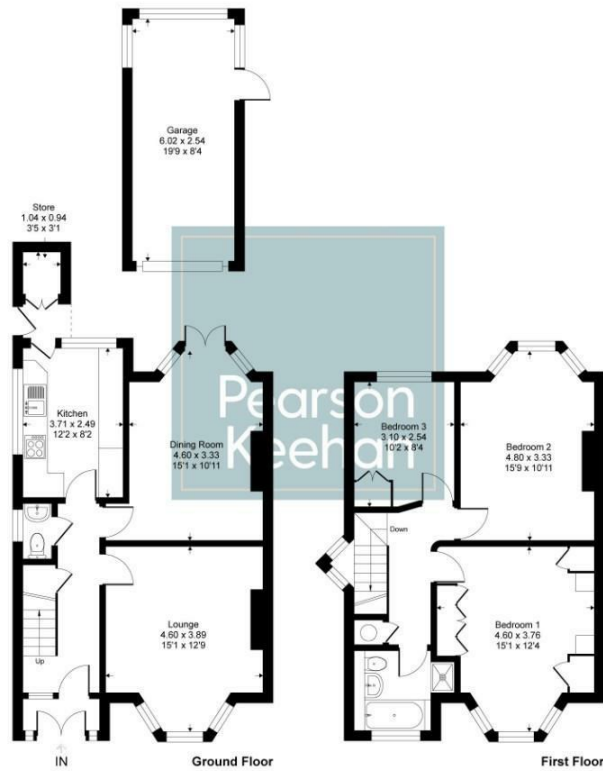


Old Shoreham Road, Hove, BN3 7EA  
Asking price £550,000 - Freehold

Pearson  
Keehan

**Old Shoreham Road, BN3**

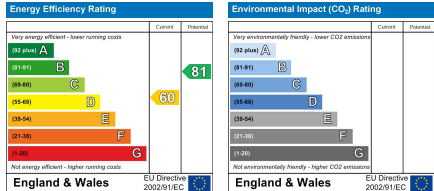
Approximate Gross Internal Area = 104 sq m / 1120 sq ft  
 Approximate Garage Internal = 15 sq m / 165 sq ft  
 Approximate Store Internal = 1 sq m / 11 sq ft  
 Approximate Total Internal = 120 sq m / 1296 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained herein, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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**Council Tax: Band D**

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.



A three bedroom semi-detached house in need of updating, situated in this popular residential location being within close proximity to Hove Park.

Ideally situated in close proximity to Hove Park, the property enjoys a strategic location, with Aldrington train station mere moments away. Excellent local schools, amenities, coffee shops, pubs, and restaurants add to the allure of this well-positioned home.

Upon entry, the property reveals its spacious layout, offering a well-proportioned living throughout. The living room to the front of the property boasts bay windows, bathing the space in natural light. A separate dining room, adorned with double patio doors, seamlessly connects with the rear garden, creating an inviting indoor-outdoor flow. The fitted kitchen, parallel to the dining area, not only enhances functionality but also provides direct access to the garden

Ascending to the first floor, all three bedrooms are found accompanied by a white-suite family bathroom. The expansive loft, thoughtfully boarded and featuring a Velux window, has served as an additional bedroom and office in the past. The loft presents exciting potential for expansion, subject to necessary planning permissions, offering an opportunity to create additional bedroom and en-suite bathroom.

Externally, the property boasts off-road parking at the front, complemented by a shared driveway leading to a private garage. The rear garden, a generous retreat, features a patio area extending from the house, an artificial lawned central space, and a further patio area at the rear. Mature borders and trees encircle the garden, providing sense of privacy and seclusion.

Offered with vacant possession and the added advantage of no onward chain, this property is a compelling prospect for those seeking a home with both character and potential. Viewing is highly recommended to fully appreciate the size and spatial opportunities that this property has to offer.

**Pearson Keehan**

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