



hamlyn
smith.

Belfast Street, Hove, BN3 3YS

£850,000

hamlyn smith.

 3 Bedrooms

 2 Receptions

 2 Bathrooms

A gorgeous three-bedroom, two-bathroom Victorian house, that has been extended on the ground floor and into the loft and completely refurbished by its current owners to make an elegant and comfortable home. West-facing garden. Close to Hove Station. Walk to the beach in ten minutes.

- Beautifully Presented Family Home
- West Facing Garden
- High Specification Throughout
- Contemporary Kitchen//Dining Room
- Extremely Popular Residential Location
- Moments From The Seafont







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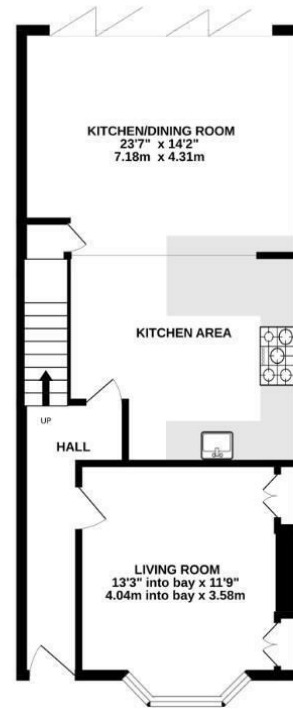
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Tucked away on a residential street, off Blatchington Road, this Victorian terraced house is well placed for all the shops, cafés, pubs and transport facilities of its vibrant Hove community. The house has been extended into the side-return to form a beautiful and spacious, seven-metre, kitchen/dining room at the rear of the property, with bi-fold doors onto the west-facing garden. A large skylight in the dining area fills the room with light. The bespoke kitchen is fitted with walnut veneer units, with marble worktops and a waterfall end and above the units there is open oak shelving with brass wall brackets. There is a five-burner gas Neff hob and a Bosch electric oven, an integrated Bosch dishwasher and space for a full-height fridge freezer. The floor is a beautiful, parquet, engineered oak, with underfloor heating that runs off the central heating system, with its own thermostat. Stepping out from the dining area, through the bifold doors into the flint-walled garden, you find a flagstone patio and a lawn surrounded by raised flower beds. Mature trees include a sea buckthorn and an apple tree that fruits abundantly in late summer. There are also electrics, an outside tap, and a good-sized shed. At the front of the house, there is a beautifully presented living room, with a three-sash bay window. Cabinets and floating shelves have been built into the recesses on both sides of the chimney breast.

Climbing the stairs to the first floor you arrive on the half landing, where the stunning bathroom is situated. There is a free-standing Lusso stone bath and matching hand basin which sits on a vanity unit, and to complete the luxurious feel you have electric underfloor heating. There is also a separate shower cubicle and an area for the washing machine and dryer. On this floor are two of the bedrooms, with the larger one spanning the full width of the house at the front, and the second, which is also a double, having an outlook over the garden. A third bedroom is in the converted roof space and has its own ensuite.

The current owners have renewed all the electrics and plumbing, installing new column radiators and new double-glazed aluminium windows in anthracite at the rear windows, while the white sash windows have been retained at the front of the house in the two bays. There is useful storage space in the eaves cupboard on the top floor, in the understairs cupboard on the ground floor, and in the outside shed.

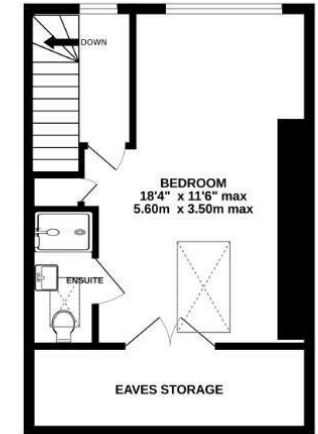
Excellent transport links will take you into the city centre by bus from Blatchington Road, where there is a choice of four bus services. Hove station is a short walk, from where there are direct services to London Victoria. On Blatchington Road and Portland Road, there is a variety of shops, cafés and restaurants and the large Hove Tesco's is only moments away. Well-regarded primary schools close by include West Hove and St Andrews, which is a stone's throw from the house. Older children are in the catchment area for both Hove Park and Blatchington Mill Schools.



GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.

TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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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