



hamlyn
smith.

Shirley Street, Hove, BN3 3WJ

hamlyn smith.



3 Bedrooms



1 Reception



1 Bathroom

A fantastic opportunity to purchase a three-bedroom Victorian terraced house on Shirley Street, ideally located just a short walk from Hove Station. Arranged over three floors, the property has a south-facing patio garden and a welcoming, well-presented exterior.

- A Victorian Terraced House
- 3 Double Bedrooms
- Recently Decorated
- Scope For Further Renovations
- Central Hove Location Close To Hove Station
- South Facing Courtyard Garden
- Spread Over 3 Floors
- No Onward Chain





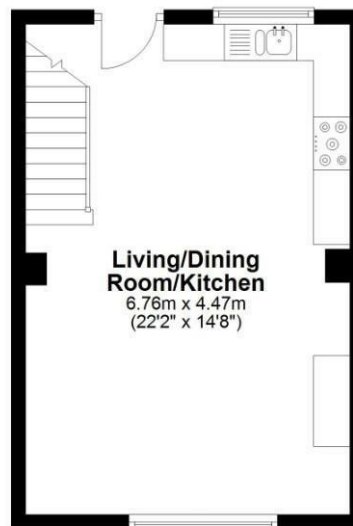
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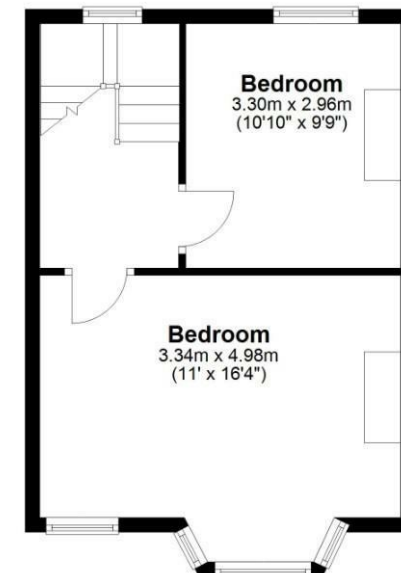
Lower Ground Floor



Ground Floor



First Floor



Total area: approx. 100.0 sq. metres (1076.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.

The house makes a strong first impression. Recently decorated, the bay-fronted Victorian façade is neat and tidy, with steps leading up to a smart front door on the raised ground floor.

Inside, the layout provides flexible accommodation to suit a variety of needs. The entire lower ground floor is dedicated to a spacious open-plan kitchen, dining and living area, featuring an attractive terracotta tiled floor. The kitchen sits at the rear, with ample cabinetry, a freestanding range cooker with extractor hood, and space for a full-height fridge freezer and washing machine. A door from here leads directly to the garden. At the front, the living area centres around a fireplace, creating a natural focal point.

On the raised ground floor there is one bedroom and a generously sized bathroom. The bedroom, positioned at the front with a bay window and stripped floorboards, could also serve as a second living room or home office. The bathroom is fitted with a white suite including both bath and separate shower, hand basin and WC, complemented by striking blue mosaic wall tiles.

The top floor accommodates two further bedrooms. The principal bedroom spans the full width of the house at the front, with a three-sash bay and an additional window, ensuring excellent natural light. The second bedroom is a comfortable double with a view over the rear gardens.

Shirley Street is a residential road of Victorian terraces just off Goldstone Villas. It has a strong community feel and is particularly popular with families. Well-regarded local schools include West Hove Infant, Hove Junior and St Andrew's Primary. The house is within catchment for Hove Park and Blatchington Mill secondary schools. Green spaces such as Hove Park, St Ann's Well Gardens and Stoneham Park are all close by. The property is only three minutes' walk from Hove Station, with frequent bus services nearby, including routes 7 and 21. Everyday amenities are plentiful, with a wide choice of cafés, pubs and shops on Portland Road, Blatchington Road and Goldstone Villas. Church Road has a large Tesco, while Goldstone Retail Park is also nearby, home to major stores including TK Maxx and Lidl.

