



30 SHIRLEY STREET HOVE, BN3 3WJ

FREEHOLD

Guide Price £750,000 - £800,000. Beautifully presented family home with south facing garden. This fantastic bay fronted property benefits from a ground floor extension and loft conversion, creating bright and spacious accommodation across three floors, comprising; four double bedrooms, bathroom and ensuite shower room, lounge diner and modern kitchen breakfast room. Good sized rooms and plenty of natural light combine to create a real sense of space throughout and there are some lovely features including fitted shutters into the bay windows and oak wood flooring. The delightful south facing, low maintenance garden is the perfect spot to enjoy all day sun and there is the additional benefit of the garden room with further W.C. providing plenty of possibilities for a work from home office or gym.

This popular location offers almost immediate access to Hove mainline station with regular and direct links to London. There are popular local shops, cafes, restaurants and gastro pubs within easy reach and Hove seafront is under 1 mile away.

Nicholas James

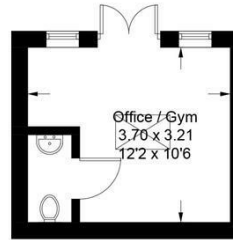
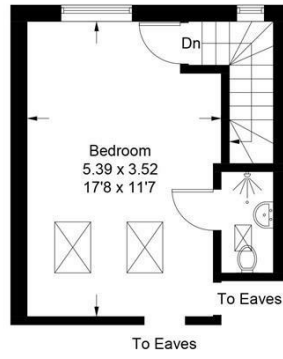
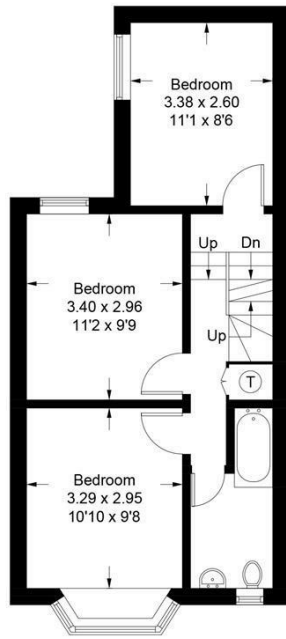
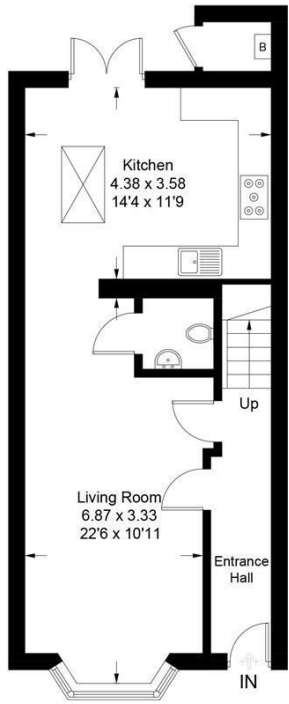
SALES LETTINGS AUCTIONS





30 Shirley Street, Hove

Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft
 Outbuilding = 13.1 sq m / 141 sq ft
 Total = 124.3 sq m / 1338 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1052747)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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