



119 Wordsworth Street

Hove BN3 5BJ

Asking Price Of £595,000
Freehold

- SOUGHT AFTER AREA
- BAY FRONTED VICTORIAN FAMILY HOME
- CLOSE TO AMENITIES
- END OF CHAIN
- LIVING/DINING ROOM
- GARDEN
- UPVC DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING

Whitlock & Heaps are delighted to present to market this bay fronted Victorian four-bedroom family home situated in the sought-after Poets Corner. Benefitting from four bedrooms, a downstairs toilet and good size living area. This house is brought to market with no onward chain.

Bus routes operate locally making public transport throughout the city simple. Hove mainline train station is a short walk away as well as Portland Road and George Street with their vast array of shopping facilities, eateries and cafés. Hove Park and Goldstone Retail Park are both located a short while away which is ideal for either a nice stroll or numerous shops. Hove Lawns are also nearby and a short drive will take you to the A27 slip road for easy access out of the city.

ENTRANCE HALL Cupboard housing electrics and gas meter, open understairs storage with space for fridge freezer.

LIVING ROOM UPVC double glazed bay window, radiator. Through to dining area with radiator and double-glazed doors onto garden.

KITCHEN Incorporating stainless steel bowl sink with mixer taps and drainer. Vinyl work surfaces with cupboards below and matching eye level cupboard. Four ring electric hob with oven below and extractor above. Cupboard housing Worcester combination gas fired boiler. Further walkway with UPVC double glazed door and separate double-glazed door to garden. Further door through to downstairs cloakroom with low level w.c.

FIRST FLOOR LANDING Storage cupboards.

BEDROOM UPVC double glazed window overlooking side, radiator.

BEDROOM UPVC double glazed window overlooking garden, radiator.

BEDROOM Fitted cupboards, UPVC double glazed window overlooking front, radiator.

BATHROOM Comprising step in shower cubicle, vanity

wash hand basin, UPVC double glazed frosted windows, fitted heated towel rail, low level w.c.

TOP FLOOR

BEDROOM Fitted wardrobe, UPVC double glazed window overlooking rear, radiator. Through to separate smaller room with Velux double glazed window.

OUTSIDE Rear garden being mainly paved with mature borders.

Council Tax Band D (taken from the government website, www.brighton-hove.gov.uk/council-tax).

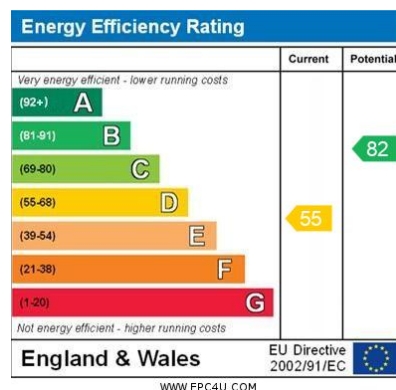
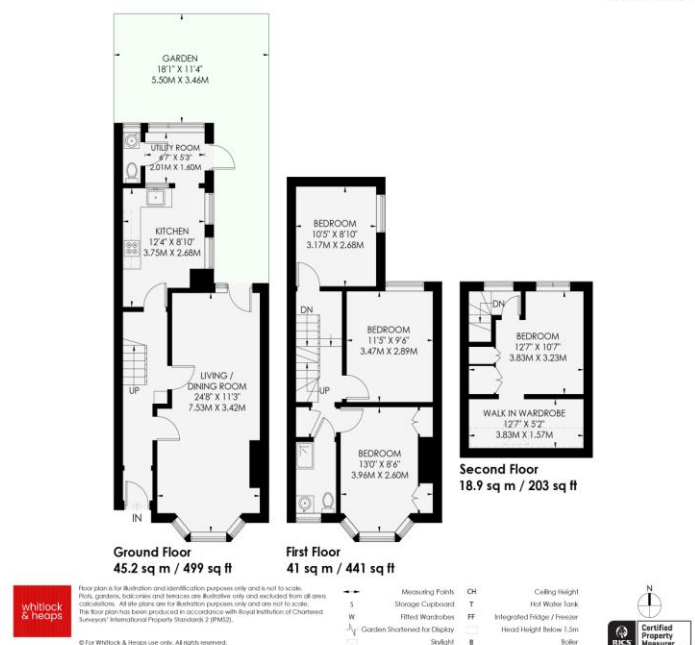
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

WORDSWORTH STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA
105.1 sq m / 1131 sq ft

INCLUDING LIMITED USE AREA OF
2.3 sq m / 24 sq ft



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Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.