Molesworth Street
Hove

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EST. 1990

Molesworth Street, Hove, BN3 5FL

£600,000

A beautiful two-bedroom Victorian terraced house offering a perfect blend of period elegance and modern comfort. Located in the highly desirable Poets Corner, the property boasts a south-facing garden that invites you to enjoy the outdoors in a tranquil setting.

As you step inside, you will be greeted by an inviting entrance hall adorned with original cornices and corbels, leading you into a dual aspect living room. This spacious area features fitted storage flanking a beautiful fireplace and a bay fronted window complete with bespoke shutters, allowing natural light to flood the room. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. The kitchen breakfast room is dual aspect with seating area and doors opening to the garden.

The garden itself is a tropical oasis, featuring a stone patio and vibrant floral beds filled with evergreen plants, including a mature winter-flowering Jasmine, Holm oak trees and even a banana tree, making it a perfect spot for relaxation or entertaining guests.

Venturing upstairs, you will find a split-level landing illuminated by a Velux window, enhancing the sense of space and light. The family bathroom is impressively designed, featuring a spacious layout with a bath enclosed by bespoke shelving, a separate shower enclosure with a mixer shower, a stylish vanity sink and matching W.C. The high-end fixtures from Italian designer Sottini, adds a touch of luxury to this well-appointed space.

Both double bedrooms are generously sized and feature ornate fireplaces and built in wardrobes, adding to the character of this charming home. Additionally, there is potential to extend into the loft space, subject to necessary permissions, offering further possibilities for this lovely property.

This Victorian gem is not just a house; it is a home filled with charm and character, positioned with easy access to mainline Hove station, local shops, seafront and beach.

Location

The welcoming neighbourhood offers a delightful lifestyle with easy access to Stoneham Park that has play areas, outdoor cinema events and has a community café also hosting events as well as having a delicious selection of meals and snacks. Nearby local shops and amenities are situated in Portland Road and Richardson Road parades. There is easy access to Hove’s main thoroughfare which offers a wider selection of shops, eateries and independent boutiques. Hove promenade is very close, where you will find Hove’s newest beach-park development, this inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped grounds, wheeled-sports areas (including a skate plaza), a pump track and a roller area as well as paddle tennis courts.

The property is ideally positioned for well regarded educational facilities that include West Hove Infant School, Kings School Hove, St Christopher's and St Andrew's School, in addition to a selection of local bilingual schools. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services providing access into the city centre and Hove mainline railway station is approximately half a mile in distance and Aldrington train station is moments away in the next street.

Additional Information

EPC rating: E
Internal measurement: 95 Square metres / 1,022 Square feet
Tenure: Freehold
Council tax band: C
Parking zone: R

Ground Floor
49.8 sq m / 536 sq ft

First Floor
45.2 sq m / 486 sq ft

APPROXIMATE GROSS INTERNAL AREA = 95 sq m / 1022 sq ft

Certified Property Measurer

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.

2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).

3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.

4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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