



Wordsworth Street
Hove

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EST. 1990





Wordsworth Street, Hove, BN3 5BH

Guide price £575,000 to £600,000

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A delightful Victorian house in the charming Poets Corner district of Hove, providing a perfect blend of classic elegance and modern convenience. The property has a crisp white décor and soft pallet of Farrow & Ball accent colours throughout, creating a bright and inviting atmosphere. The modern kitchen breakfast room is a true highlight, designed with a dual aspect that allows sunlight to flood in, with doors that open directly onto the south-facing patio, this area is perfect for al fresco dining or simply enjoying the serene outdoor space. The south facing rear garden is thoughtfully designed for low maintenance and walled on three sides to create a secluded retreat. The front garden is also low maintenance and complements the overall aesthetic of this well cared for and maintained home.

Upon entering, you are welcomed into the entrance hall that has original painted floor boards that continue in to the dining room. This wonderful through reception room features a living area with a cosy wood-burning stove, ideal for those chilly evenings. The ground floor also includes understairs storage and a convenient cloakroom with W.C.

The house comprises two well-proportioned bedrooms, each filled with natural light. The front bedroom showcases a lovely bay window, while the second bedroom offers views over the south-facing garden. The large bathroom is a standout feature, complete with both a shower enclosure and a bath, providing ample space for relaxation.

This property retains many original features, including elegant dado rails and intricate ceiling cornices, adding character and charm. Additionally, there is a part-boarded loft for storage and potential for extension, subject to necessary consents.

This home is not only a beautiful residence but also a wonderful opportunity to live in a highly sought-after area of Hove.

Location

Wordsworth Street is in a convenient location with easy access to main line train stations, Hove Station is only half a mile in distance, Portslade Station (1.2 miles in distance) and Aldrington Station (0.4 miles away), all have direct links to Gatwick and central London.

This excellent and convenient location is close to several parks and recreational areas including Hove Park, Stoneham Park and Wish Park, Hove Lagoon is also within easy access where you can enjoy water sports and sea front walks with Hove promenade being only a short distance away. A selection of well regarded educational facilities that include West Hove Infant School, St Christopher's and St Andrew's School, in addition to several local bilingual schools that are also in close proximity.

A comprehensive range of nearby shops can also be found at the end of the street in Portland Road, that include supermarkets, café's, grocers, coffee shops, independent boutiques, beauty rooms and barbers. There is easy access to Hove's main thoroughfare which offers a wider selection of shops, eateries and independent boutiques. 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.

Additional Information

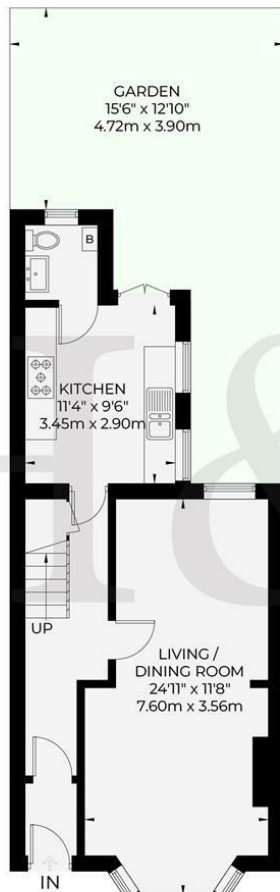
Tenure: Freehold

EPC Rating: D

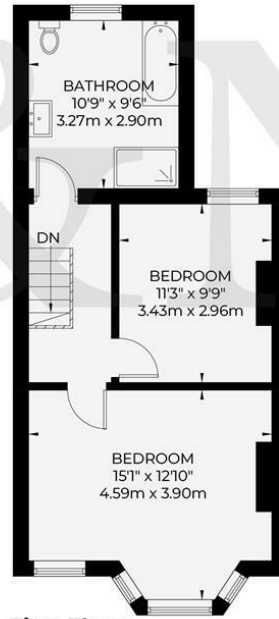
Internal measurement: 90 Sq m \ 976 Sq ft

Council Tax Band: C

Parking Zone: R



Ground Floor
46.7 sq m / 502 sq ft



First Floor
44.1 sq m / 474 sq ft

APPROXIMATE GROSS INTERNAL AREA = 90.8 sq m / 976 sq ft

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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VERY IMPORTANT NOTES

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 a 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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