



11 Stoneham Road

Hove BN3 5HJ

Guide Price £625,000 - £650,000

- THREE BEDROOMS
- BATHROOM
- KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM

- REAR GARDEN
- RETENTION OF PERIOD FEATURES
- DESIRABLE LOCATION
- GAS CENTRAL HEATING

An attractive red brick Victorian bay fronted terraced house, retaining a wealth of period character and offering well proportioned accommodation together with excellent potential for a purchaser to enhance and personalise over time.

The ground floor features a spacious living/dining room with an open fireplace providing an appealing focal point, while to the rear is a separate kitchen/breakfast room with access towards the garden. The accommodation has a traditional feel, with a number of original features retained throughout the property.

Arranged across the first floor are three bedrooms together with the family bathroom. The loft provides useful additional space and offers potential for conversion, subject to the necessary consents, providing an opportunity to further increase the accommodation if required.

Outside, the property benefits from a private rear garden with the added advantage of rear access.

Situated in a desirable and well-connected residential location, the house is within walking distance of both Aldrington and Hove mainline railway stations. Hove seafront is also easily accessible, together with a wide selection of independent shops, cafés, restaurants and everyday amenities.

The property offers an excellent opportunity for buyers seeking a characterful Victorian home that can be enjoyed in its present form whilst providing considerable scope to update and improve to their own taste over time.

ENTRANCE HALL Radiator.

KITCHEN/BREAKFAST ROOM Incorporating 'Butler' sink with adjacent work surface, cupboards and drawers under, eye level wall cupboards, electric cooker, space for fridge/freezer, plumbing for washing machine, integrated dishwasher, sash window, radiator, French doors to garden.

LIVING/DINING ROOM

Living Area

Open fireplace with tiled insert and hearth, bay window, radiator.

Dining Area

Feature fireplace with tiled insert and hearth, fitted cupboards, radiator, door to garden.

FIRST FLOOR

LANDING Hatch to loft space, fitted cupboard.

BEDROOM 1 Feature fireplace with tiled insert, marble mantle, UPVC double glazed bay window, second window to side, radiator.

BEDROOM 2 Feature fireplace, sash window, radiator.

BEDROOM 3 Feature fireplace, sash window, radiator.

BATHROOM Comprising panelled bath with shower over, wash hand basin, low level w.c, radiator, sash window.

OUTSIDE

REAR GARDEN Laid to lawn, gate offering rear access.

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.

STONEHAM ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA
103.4 sq m / 1112 sq ft



65 Sackville Road, Hove BN3 3WE
sales@whitlockandheaps.co.uk
01273 778577



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.