# Shirley Street

## Hove

LEXTONS / SALES LETTINGS AUCTIONS COMMERCIAL

# Shirley Street Hove

| 3 | 1 | 3 |
|---|---|---|
| BEDROOM | RECEPTION | BATHROOM |

## About the property

*GUIDE PRICE £525,000 - £550,000*

Situated in the heart of Hove's highly sought-after Poets Corner, this exceptional three double bedroom Victorian conversion effortlessly combines period character with contemporary design. Beautifully presented throughout, this unique split-level home offers stylish and versatile accommodation just moments from Hove Station and the seafront.

Accessed via a private courtyard garden, the property opens into a stunning dual-aspect open-plan living space centred around a cosy log-burning stove. The contemporary German-designed Hacker kitchen features sleek Corian worktops, integrated appliances and ample storage, creating the perfect space for both everyday living and entertaining.

The ground floor also benefits from a practical utility room and a modern wet room with WC. A striking open staircase and central atrium flood the home with natural light, enhancing the sense of space throughout.

The upper floor is dedicated to a generous principal bedroom served by a luxurious bathroom with a bath, separate shower, vanity unit and WC. On the lower ground floor are two further spacious double bedrooms, both opening directly onto the private courtyard through double-glazed doors, together with a stylish shower room, making this an ideal layout for families, guests or those working from home.

Perfectly positioned within easy walking distance of Hove mainline station, the property offers excellent links to London Victoria, Gatwick Airport and beyond. The independent cafés, restaurants and shops of Church Road and George Street are nearby, while Hove's seafront and promenade are just a short stroll away. Combining contemporary living with Victorian charm in one of Hove's most desirable locations, this is a truly distinctive home.

YES

# What the owner says

What the owner says:

We fell in love with this house the moment we first viewed it, and it has been an incredible place to call home. What initially attracted us was its unbeatable location – being just a short walk from Hove Station has made commuting and travelling so easy, while the surrounding cafés, restaurants, parks and independent shops mean everything we need is right on our doorstep.

Despite being so centrally located, one of the things we've appreciated most is just how peaceful and private the house feels. Tucked away from the hustle and bustle, it's wonderfully quiet, allowing us to enjoy the best of both worlds – the convenience of town living with the tranquility of a secluded home.

Over the years, we've lovingly refurbished the property throughout, creating a bright, contemporary home while retaining a warm and welcoming feel. Every improvement has been made with quality and longevity in mind, and the three bedrooms and three bathrooms have given us fantastic flexibility for family life, visiting guests and working from home.

The living spaces are perfect for entertaining, whether hosting friends for dinner or enjoying relaxed weekends together, while the generous accommodation means everyone has their own space when needed. It's a home that has effortlessly adapted to every stage of our lives.

There is something truly special about living in Hove. Being able to stroll to the seafront, enjoy the nearby cafés and restaurants, catch a train into London in under an hour, or simply relax in such a beautiful home has been a privilege.

SCAN HERE TO OFFER ON THIS PROPERTY

## Lower Ground Floor

Approx. 25.7 sq. metres (276.9 sq. feet)
(excluding Patio)

## Ground Floor

Approx. 40.3 sq. metres (434.0 sq. feet)
(excluding Courtyard)

## First Floor

Approx. 21.8 sq. metres (234.6 sq. feet)

Total area: approx. 87.8 sq. metres (945.5 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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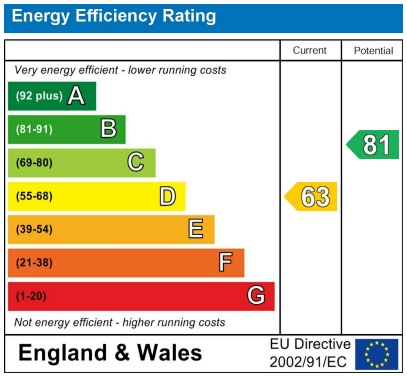


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