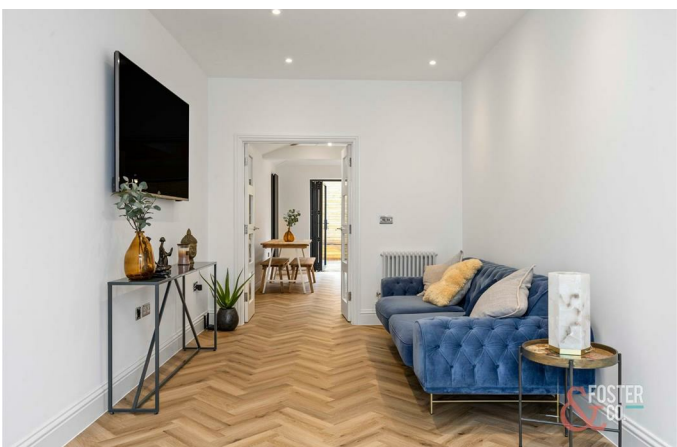




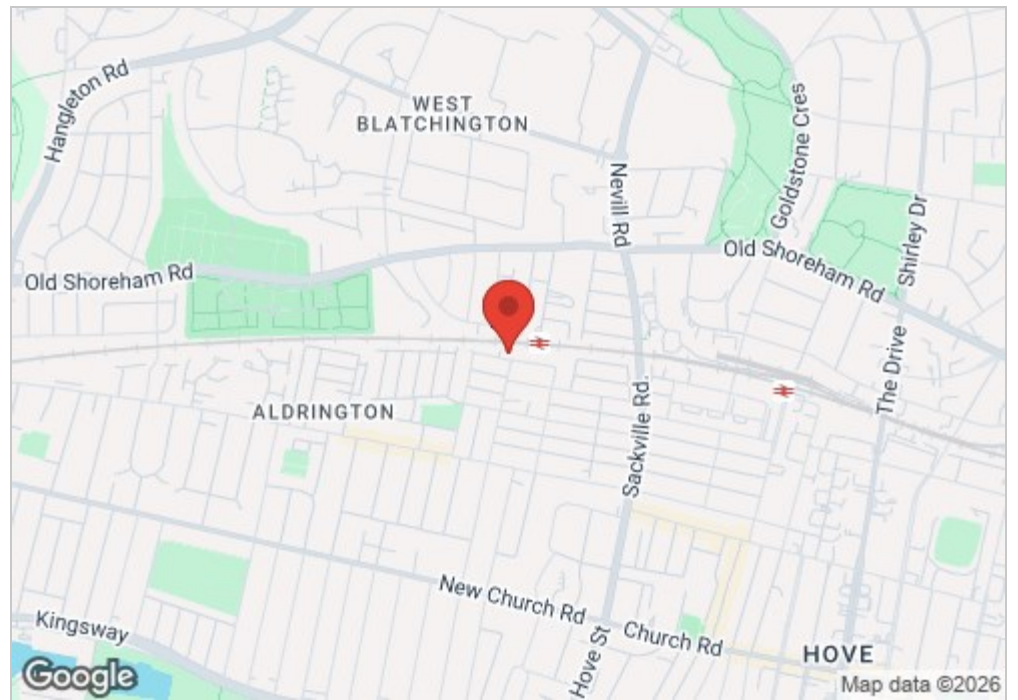
## Hove, BN3 5FG

**Guide price £750,000**

A beautifully refurbished Victorian home extending to approximately 1,438 sq ft, offering four genuine double bedrooms, two luxury bathrooms, and an outstanding extended kitchen, positioned in the heart of the ever popular Poets Corner. The property is ideally located close to Stoneham Park, independent coffee shops, and within easy reach of both Hove and Aldington mainline stations.

The side return extension has been thoughtfully designed, incorporating two large Velux windows and sleek bi fold doors that create a bright, open, and highly functional space ideal for entertaining and everyday family life. The kitchen is finished to an excellent standard with stone worktops, integrated appliances, extensive storage, and a central island perfectly suited to informal dining or social gatherings. A downstairs WC completes the ground floor accommodation.

The second floor continues to impress with two further double bedrooms and a stylish contemporary shower room, making it ideal for guests, older children, or home working flexibility.



- Four spacious double bedrooms across three floors
- Stunning extended kitchen with central island and integrated appliances
- Stylish side return with Velux windows and bi-fold doors to garden
- Downstairs WC for added convenience
- Quiet residential street in the heart of Poets Corner
- Two luxury bathrooms including freestanding bath and walk-in shower
- Bright 26ft through-lounge with south-facing bay window
- Landscaped rear garden with modern fencing and raised planters
- Finished to a high standard throughout — move-in ready
- Guide Price £750,000 to £800,000

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                            | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | <p>71</p>                          | <p>81</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |  | <p>EU Directive<br/>2002/91/EC</p> |  |



All measurements are approximate

