

## 31 Shakespeare Street Hove BN3 5AG

Guide Price £600,000 - £625,000

- POETS CORNER
- THREE BEDROOMS
- TWO BATHROOMS
- KITCHEN

- THROUGH LIVING/DINING ROOM
- PATIO GARDEN
- UPVC DOUBLE GLAZED WINDOWS
- PRESENTED IN GOOD DECORATIVE ORDER

Guide Price: £600,000 - £625,000. An elegant Victorian bay-fronted home, enviably positioned within the highly desirable Poets Corner district, offering beautifully proportioned accommodation across three double bedrooms and two well appointed bathrooms.

This charming home effortlessly combines period character with practical modern living. The ground floor boasts a bright and inviting south-facing living/dining room, enhanced by a feature bay window that floods the space with natural light creating a warm and welcoming environment ideal for both everyday living and entertaining. A separate, well equipped kitchen lies to the rear, providing direct access to a private patio garden, perfectly suited for al fresco dining and low maintenance outdoor enjoyment.

Upstairs, the property continues to impress with three spacious double bedrooms, all thoughtfully arranged to maximise comfort and versatility, complemented by two contemporary bathrooms serving the household.

Located in one of Hove's most coveted locations, this exceptional home is just a short stroll from Hove mainline station, offering convenient transport links, as well as the vibrant seafront. An excellent selection of independent cafés, restaurants, and boutique shops are all within easy reach, further enhancing the lifestyle appeal of this outstanding property.

**ENTRANCE HALL** Exposed floorboards.

**KITCHEN** Incorporating stainless steel sink with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, eye level wall cupboards, inset four ring gas hob with extractor over, eye level oven, appliance space, cupboard housing 'Worcester' gas fired boiler, radiator, tiled floor, tiled splashback, UPVC double glazed window, door to garden.

**LIVING ROOM** Open fireplace with surround and mantle over, sash UPVC double glazed south facing window, radiator, coving, exposed floorboards.

**DINING ROOM** UPVC double glazed window, radiator, exposed floorboards, fitted shelving.

**FIRST FLOOR**

**LANDING** Two fitted cupboards.

**BEDROOM 2** Two fitted wardrobes, sash UPVC double glazed bay window, radiator.

**BATHROOM** Comprising tiled panelled bath with shower over, wash hand basin, low level w.c, tiled walls.

**BEDROOM 3** UPVC double glazed window, fitted cupboard, radiator.

**SPACIOUS FAMILY BATHROOM** Comprising bath with separate shower over, glazed shower screen, pedestal wash hand basin, low level w.c, heated ladder style towel rail, UPVC double glazed window, tiled walls.

**TOP FLOOR**

**LANDING** UPVC double glazed window, eaves storage.

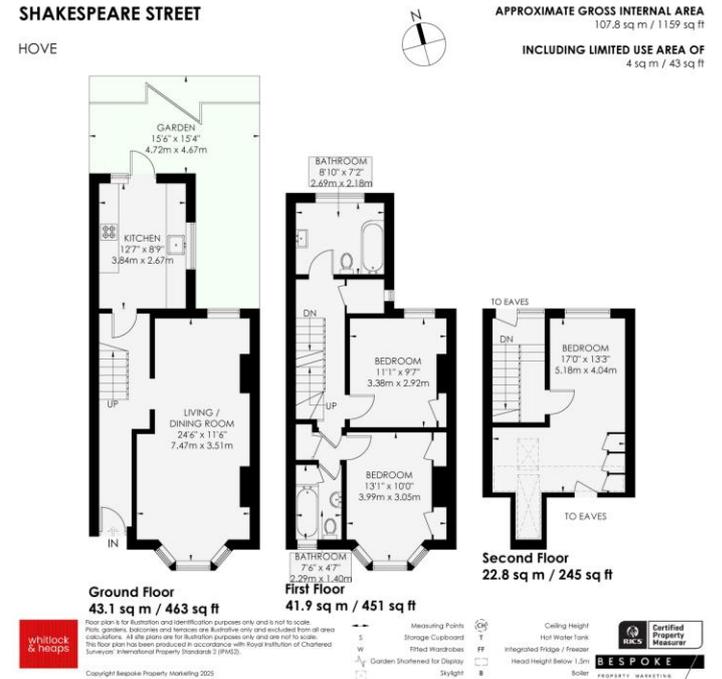
**BEDROOM 1** Fitted wardrobes, UPVC double glazed window, velux windows, radiator.

**OUTSIDE**

**REAR PATIO GARDEN**

**Council Tax Band C** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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