



- A delightful four storey four bedroom house
- Modern bathroom and en suite shower room
- Ample space and versatile accommodation
- Only moments from Hove station
- Two rear patio gardens

Shirley Street, Hove, BN3 3WJ

Guide Price Of £675,000 - £700,000

A fantastic opportunity to acquire this delightful four storey period house situated in a highly sought after location close to Hove station, making it perfect for anyone looking to commute and within the city centre. This property is well presented offering ample space/versatile accommodation with two rear patio gardens and no onward chain.



## Property Description

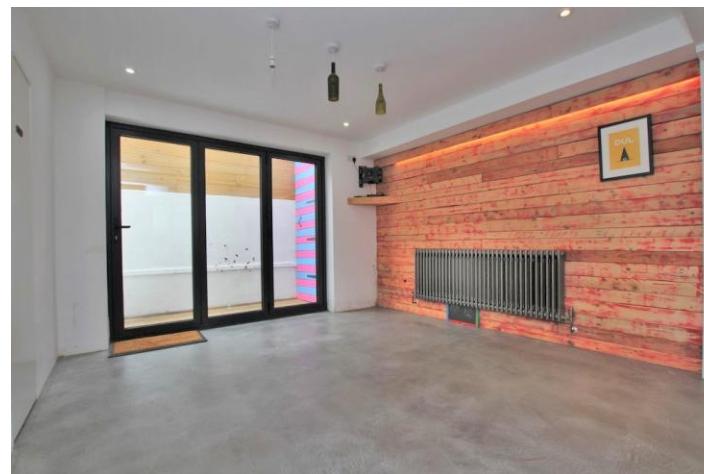
This charming four-story house offers an inviting and spacious living experience, featuring four generously sized double bedrooms.

The modern bathroom suite, along with an en-suite shower room in the master bedroom, adds a touch of luxury. The open layout provides versatile living spaces, perfect for both relaxation and entertaining.

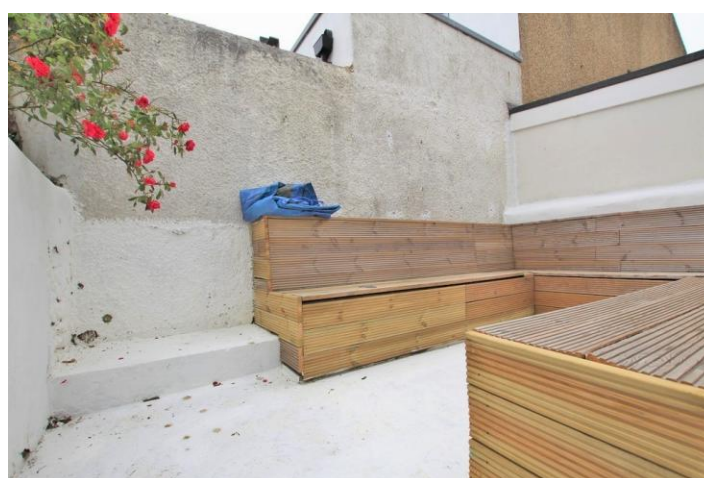
Decorated to a good standard throughout, the property is conveniently located within walking distance of the seafront and just moments away from the local station, enhancing accessibility.

The lower ground floor includes a cozy patio area, complemented by stairs leading up to an additional ground floor patio garden, creating an ideal outdoor retreat. This property is being sold with no onward chain, making it an excellent opportunity for potential buyers.

This property would make an ideal home or even could be used to generate a very good rental income due to its superb location.







# Accommodation

## GROUND FLOOR

ENTRANCE HALL

SITTING ROOM  
14' 10" x 12' 6" (4.52m x 3.81m)

BEDROOM  
9' 11" x 7' 3" (3.02m x 2.21m)

## LOWER GROUND FLOOR

KITCHEN/DINER  
22' 8" x 14' 8" (6.91m x 4.47m)  
WC

## FIRST FLOOR

BEDROOM  
14' 10" x 10' 8" (4.52m x 3.25m)

BEDROOM  
8' 7" x 5' 5" (2.62m x 1.65m)

BATHROOM

## SECOND FLOOR

BEDROOM  
12' 10" x 13' 9" (3.91m x 4.19m)

EN-SUITE SHOWER ROOM

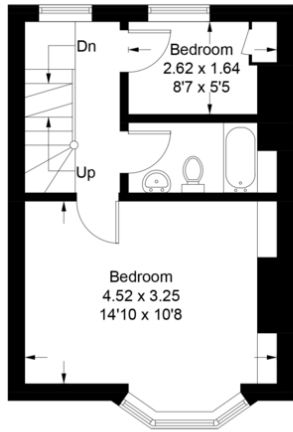
## OUTSIDE

LOWER GROUND FLOOR PATIO

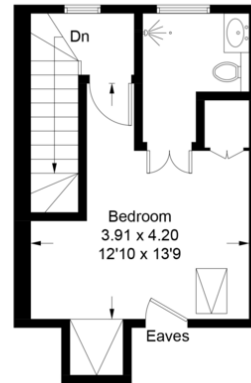
GROUND FLOOR PATIO GARDEN

## Shirley Street, Hove, BN3 3WJ

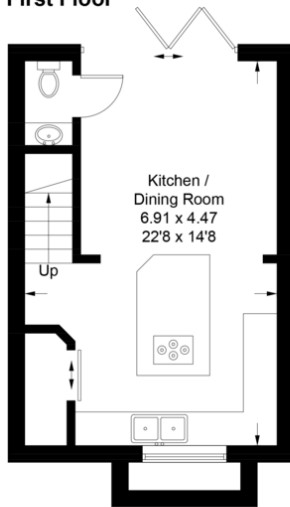
Approximate Gross Internal Area = 114.2 sq m / 1229 sq ft



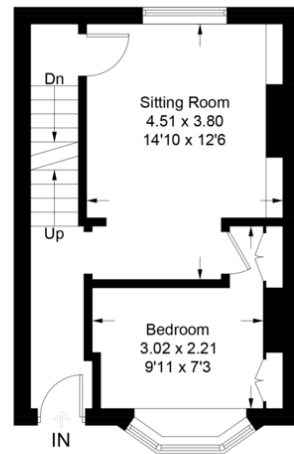
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

112 Western Road  
Brighton  
East Sussex  
BN1 2AB

www.phillipsandstill.co.uk  
01273 771111  
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am – 5.30pm  
Sat: : 9am - 4pm

