

# 121 Wordsworth Street

Hove BN3 5BJ

Guide Price £575,000 - £600,000

- DELIGHTFUL VICTORIAN HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS FAMILY BATHROOM
- EXTENDED KITCHEN

- LIVING/DINING ROOM
- PRIVATE PATIO
- POETS CORNER DISTRICT
- PRESENTED IN EXCELLENT ORDER

A charming Victorian bay fronted home, beautifully presented throughout, featuring an extended kitchen that opens onto a delightful patio garden perfect for entertaining. The ground floor also benefits from a spacious through living/dining room, offering a bright and versatile living space.

To the first floor, there are two generous double bedrooms and a well-appointed, spacious family bathroom. There is also excellent potential to extend into the loft (subject to the necessary consents), providing scope for further accommodation.

Ideally situated in the highly sought-after Poets' Corner district, the property is just a short walk from Hove mainline station and the seafront. A wonderful selection of independent cafés, eateries, and local amenities are all within easy reach.

**ENTRANCE HALL** Radiator, understairs storage.

**KITCHEN** Extended and incorporating stainless steel 1 1/2 bowl sink unit with drainer and mixer tap, 'Quartz' work surface with range of cupboards and drawers under, eye level wall cupboards, inset five ring gas hob with stainless steel splashback and extractor, eye level oven, bin drawer, space for fridge/freezer, plumbing for washing machine, 'Worcester' gas fired boiler, radiator, tiled floor, UPVC double glazed window and French doors to patio.

**LIVING/DINING ROOM** Gas fire with timber mantle over, UPVC double glazed bay window, two radiators, French doors to garden.

## FIRST FLOOR

**LANDING** Hatch to loft space with pull down ladder.

**BEDROOM 1** Two fitted wardrobes, UPVC double glazed bay window, radiator.

**BEDROOM 2** Fitted wardrobe, UPVC double glazed window, radiator.

**SPACIOUS BATHROOM** Comprising panelled bath, separate walk-in shower, wash hand basin with drawers under, low level w.c., two heated ladder style towel rails, UPVC double glazed window, tiled floor.

## OUTSIDE

### PATIO GARDEN

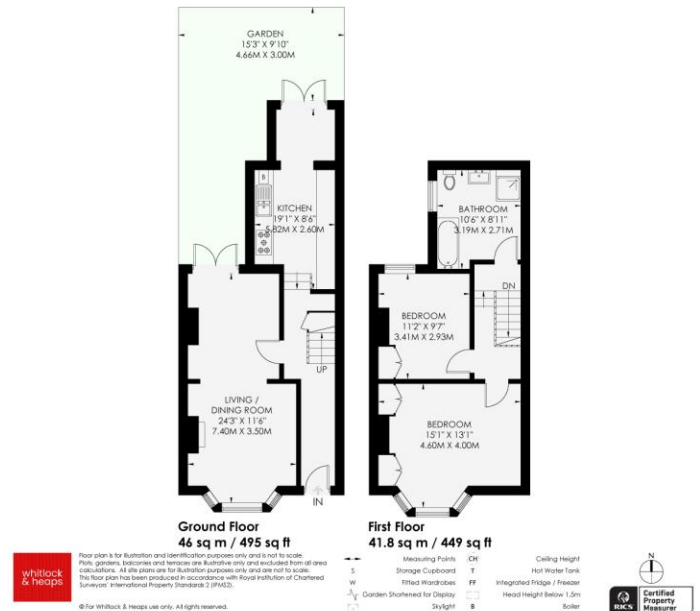
**Council Tax Band C** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

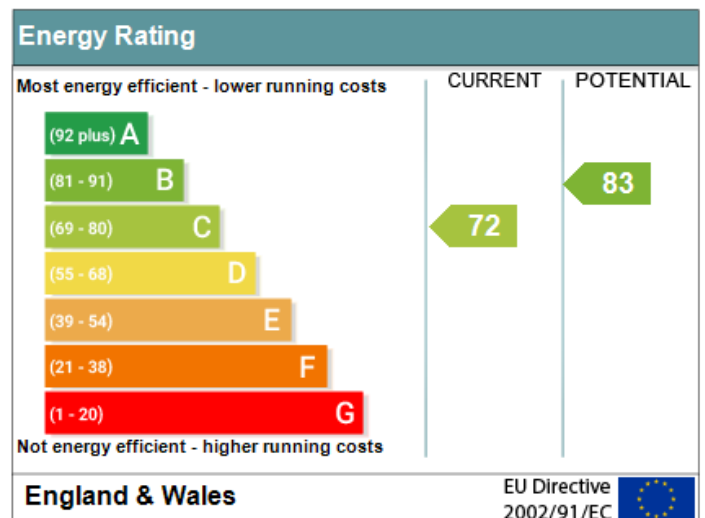
WORDSWORTH STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA  
87.8 sq m / 944 sq ft



Address: 121 Wordsworth Street, HOVE, BN3 5BJ  
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