

## 42 Belfast Street

Hove BN3 3YS

Asking Price: £625,000

- TWO DOUBLE BEDROOMS
- SPACIOUS BATHROOM
- KITCHEN
- LIVING/DINING ROOM

- WEST FACING GARDEN
- NO ONWARD CHAIN
- CENTRAL LOCATION
- POTENTIAL TO EXTEND (stnc)

This charming Victorian bay fronted terraced home is presented in neutral tones throughout, creating a bright and welcoming space ready for immediate occupation. Offering well balanced accommodation and potential to extend (subject to the necessary consents).

The ground floor features a spacious through living and dining room, enhanced by a bay window to the front and providing an ideal setting for both everyday living and entertaining. To the rear, the fitted kitchen offers ample storage and worktop space, with direct access to the garden.

To the first floor, the property benefits from two generous double bedrooms along with a particularly spacious family bathroom, fitted with a modern suite. The layout is both practical and comfortable, making the most of the available space.

Externally, the delightful west-facing rear garden enjoys plenty of afternoon and evening sunshine, offering a private and relaxing outdoor retreat.

The property is situated in this convenient location within a short walk of Hove mainline station and seafront. An array of independent shops, eateries and cafes are all within easy reach.

**ENTRANCE HALL** Stairs to first floor.

**KITCHEN** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, electric cooker, space for fridge, plumbing for washing machine, door to garden.

**LIVING/DINING ROOM** UPVC double glazed bay window, two radiators, window overlooking the garden.

## FIRST FLOOR

**LANDING** Fitted cupboard, hatch to loft space.

**BEDROOM 1** UPVC double glazed bay window, feature fireplace, fitted cupboards in alcoves, radiator.

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

**BATHROOM** Comprising panelled bath with mixer tap and shower over, glazed shower screen, tiled surround, sink with drawers under, low level w.c, radiator, UPVC double glazed window, cupboard housing 'Worcester' gas fired boiler.

## OUTSIDE

**WEST FACING REAR GARDEN** Paved patio, lawned 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.**

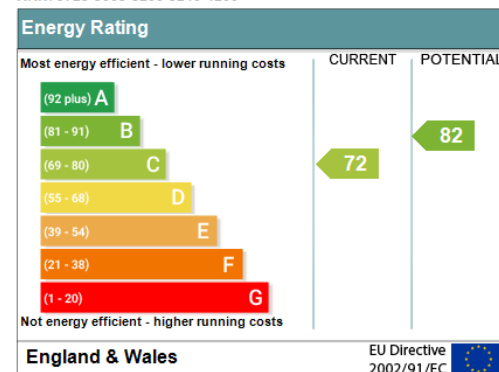
**BELFAST STREET**

HOVE

APPROXIMATE GROSS INTERNAL AREA  
84.1 sq m / 904 sq ft



Address: 42 Belfast Street, HOVE, BN3 3YS  
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