



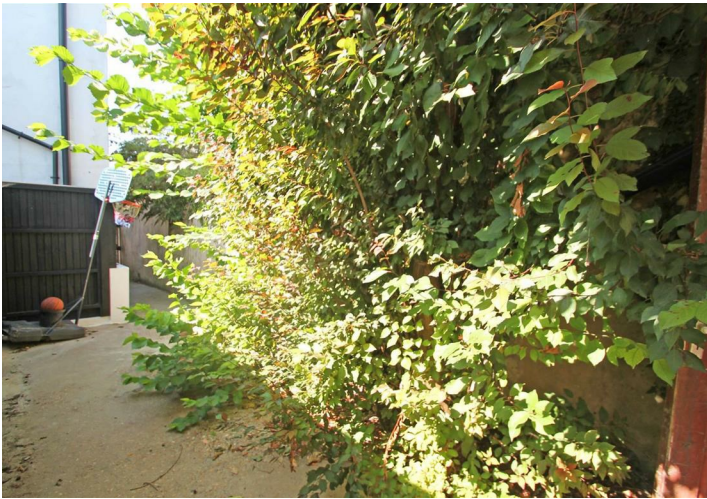
Shirley Street, Hove, BN3 3WH
£150,000 - £175,000 Guide



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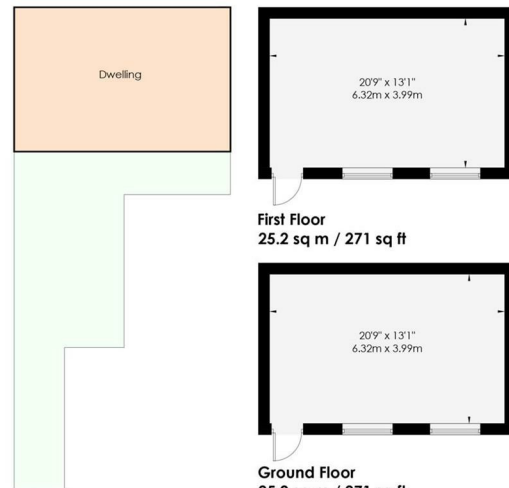
An individual semi-detached dwelling with enormous potential, situated just off the highly sought-after Shirley Street in Hove, close to a range of amenities and easy walking distance from Hove station.

SHIRLEY STREET

HOVE



APPROXIMATE GROSS INTERNAL AREA
50.4 sq m / 542 sq ft



Please plan is for illustration and identification purposes only and is not to scale. Plans, gardens, fixtures and fittings are illustrative only and excluded from all area calculations. All the plans are for illustrative purposes only and are not to scale. The floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (RICS).
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****Cash Buyers Only****
Guide Price £150,000 - £175,000.

An individual semi-detached dwelling with enormous potential, situated just off the highly sought-after Shirley Street in Hove, close to a range of amenities and easy walking distance from Hove station.

The property is classified as a commercial property, making it exempt from council tax, but you are liable for business rates which we understand to be approximately £2,994 p/a. We are waiting for confirmation on this amount.

Situated in this convenient and well-connected location, Shirley Street is within easy reach of Portland Road's excellent range of shops, cafés and everyday amenities. Hove seafront, Church Road and both Hove and Aldington railway stations are all nearby, while regular bus services provide easy access throughout the city. The area is also well served by highly regarded schools and local green spaces.

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

SELLING SOMETHING SIMILAR?

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or email
property@goldinlemcke.com

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