



## 32 Shakespeare Street

Hove BN3 5AG

Asking Price: £675,000

- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM
- STUDY
- KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- SOUTH FACING PATIO GARDEN
- DESIRABLE LOCATION

Situated in the favoured Poets Corner district of Hove being within walking distance of Hove mainline station and seafront. An array of eateries, cafes and shopping facilities are all within walking distance with the property being in the catchment area for good schools.

This charming Victorian property is presented in excellent order having been extended over recent years to now offer three double bedroom accommodation with an ensuite shower room to the master bedroom. There is delightful kitchen/breakfast room with French doors onto the south facing patio garden with the property also benefiting from a study and through living/dining room with an open fireplace.

**ENTRANCE HALL** Radiator, cornice, understairs storage cupboard, part tiled floor.

**LIVING/DINING ROOM** Sash bay window, open fireplace with tiled insert and cast iron carved surround, coving, wood floor, radiator.

**DINING ROOM** Radiator, French doors to patio, cupboard and shelving in alcoves, wood floor.

**KITCHEN/BREAKFAST ROOM** Double aspect, incorporating 1 1/2 bowl sink unit with mixer tap, zinc worktop with range of cupboards and drawers under, two matching wall cupboards, two glass fronted cupboards, 'Vaillant' gas fired boiler in cupboard, four ring gas hob with oven under and stainless steel extractor over, space for fridge freezer, washing machine and dishwasher, radiator, tiled floor, sash window, fitted understairs cupboard, French doors to patio.

## FIRST FLOOR

**LANDING** Floorboards.

**BEDROOM 2** Sash bay window, range of fitted wardrobes, feature fireplace, exposed floorboards.

**BEDROOM 3** Sash double glazed window, exposed floorboards, radiator.

**BATHROOM** White suite comprising panelled bath with mixer tap and separate shower over, pedestal wash hand basin, low level w.c., heated towel rail, tiled walls and floor.

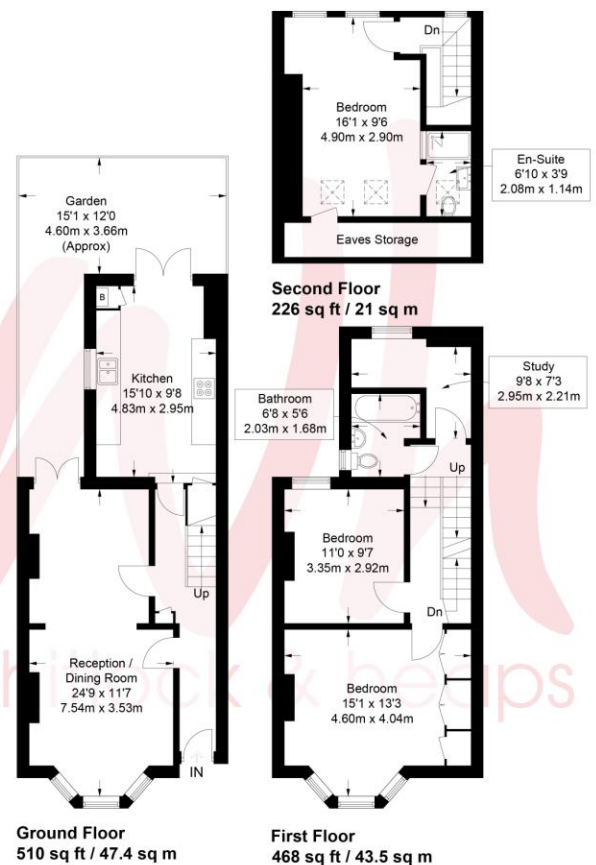
**STUDY** Double glazed sash window, exposed floorboards, radiator.

## TOP FLOOR

**BEDROOM 1** Two sash double glazed windows, radiator, eaves storage, radiator, two velux windows.

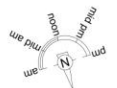
**ENSUITE** Walk in shower, wash hand basin, low level w.c., tiled walls and floor, velux window, ladder style towel radiator.

**SOUTH FACING REAR PATIO** Well screened and established with decked area.



Approximate Gross Internal Area = 1204 sq ft / 111.9 sq m (Excluding Eaves Storage)

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2021



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