



## 33 Shirley Street

Hove BN3 3WJ

Offers In Excess Of £575,000

- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- ATTIC ROOM
- KITCHEN
- LIVING/DINING ROOM
- GOOD SIZE GARDEN
- GARDEN ROOM/HOME OFFICE
- DESIRABLE LOCATION

This Victorian bay fronted property offers two double bedroom accommodation with a spacious family bathroom and useful loft room. To the ground floor is a through south facing living/dining room with a separate kitchen leading to the larger than average garden.

The property also features a fantastic garden room/home office with power and UPVC double glazed windows and door overlooking the garden. The house also offers tremendous potential for further extension (stnc).

**ENTRANCE HALL** Exposed floorboards, radiator, understairs storage.

**LIVING/DINING ROOM** South facing with UPVC double glazed bay window, 2 radiators, UPVC double glazed window overlooking garden.

**KITCHEN** Incorporating one and a half bowl sink unit with drawer and mixer tap, adjacent laminate work surface with range of cupboards and drawers under, matching eye-level wall cupboards, inset five ring gas hob with stainless steel extractor over, electric oven, space for fridge/freezer, plumbing for washing machine and dishwasher, radiator, 2 UPVC double glazed windows, door to garden.

**FIRST FLOOR**

**LANDING** Hatch to loft space with pull-down ladder, two velux windows and fully boarded with eaves storage.

**BEDROOM 1** UPVC double glazed bay window, radiator.

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

**BATHROOM** White suite comprising panelled bath with mixer tap and 'Triton' electric shower over, pedestal wash-hand basin, low level w.c., cupboard housing 'Worcester' gas-fired boiler, radiator, UPVC double glazed window.

**OUTSIDE**

**REAR GARDEN** Mainly decked, shrub border, brick built store.

**GARDEN ROOM/HOME OFFICE** 2 UPVC double glazed windows and door, power and light.



**Ground Floor**  
451 sq ft / 41.9 sq m

**First Floor**  
448 sq ft / 41.6 sq m

Approximate Gross Internal Area = 899 sq ft / 83.5 sq m  
Loft Room / Office / Store = 323 sq ft / 30.0 sq m  
Total = 1222 sq ft / 113.5 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2022



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