



41 Shakespeare Street, Hove BN3 5AG

Offers In Excess Of £675,000

- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- SPACIOUS FAMILY BATHROOM
- DESIRABLE POETS CORNER DISTRICT
- KITCHEN
- LIVING/DINING ROOM
- PRIVATE REAR GARDEN
- PRESENTED IN EXCELLENT ORDER

This charming Victorian bay fronted property is presented for sale in excellent decorative order featuring a through living/dining room with log burner and separate modern kitchen with utility area. The house benefits from three double bedrooms with a spacious family bathroom and ensuite shower room. To the rear is a private low maintenance rear garden.

Situated in the favoured Poets Corner district of Hove within walking distance of the mainline station and seafront. An array of eateries, cafes and shopping facilities are all within easy reach.

ENTRANCE HALL Exposed floorboards, radiator.

KITCHEN Incorporating circular sink unit and drainer, adjacent wooden work surface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring gas hob with stainless steel extractor over, electric oven, space for fridge/freezer, plumbing for dishwasher, UPVC double glazed window, tiled wall and splashback, radiator, door to garden.

UTILITY AREA Plumbing for washing machine, 'Worcester' gas-fired boiler, UPVC double glazed window, tiled floor.

LIVING/DINING ROOM Log burner, UPVC double glazed bay window, two radiators, exposed floorboards, UPVC double glazed window overlooking the garden.

FIRST FLOOR

BEDROOM 2 UPVC double glazed bay window, two fitted wardrobes, radiator, exposed floorboards.

BEDROOM 3 UPVC double glazed window, radiator, exposed floorboards.

BATHROOM White suite comprising bath with mixer tap and shower attachment, separate walk-in shower, pedestal wash-hand basin, low level w.c., tiled floor, part tiled walls, heated ladder style towel rail, UPVC double glazed bay window.

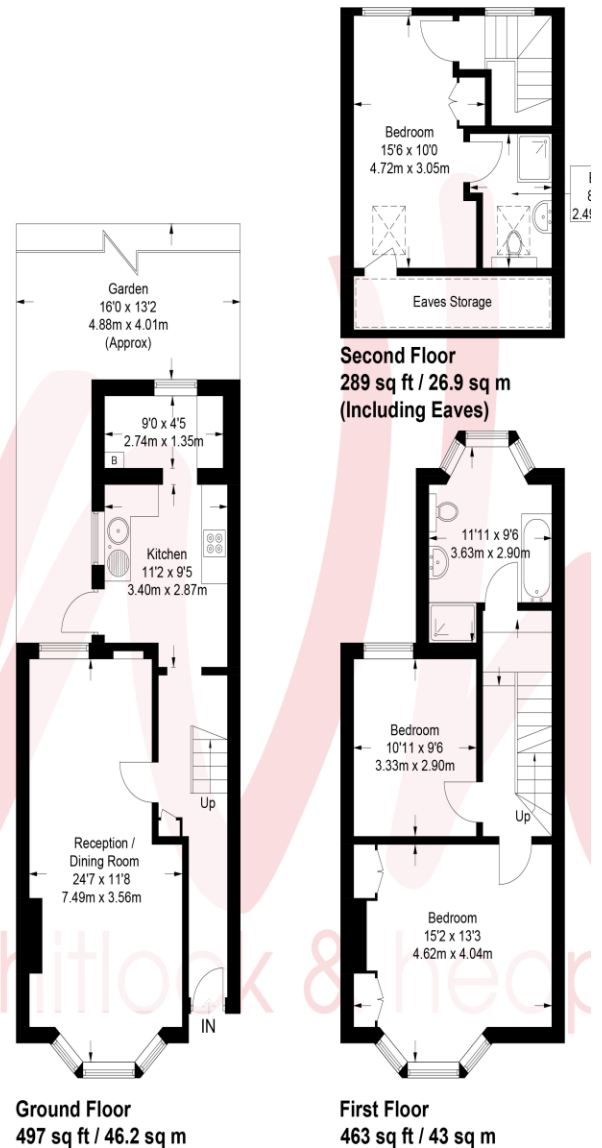
TOP FLOOR

BEDROOM 1 Fitted wardrobe, UPVC double glazed window, velux window, eaves storage, radiator.

EN-SUITE SHOWER ROOM Comprising walk-in shower, pedestal wash-hand basin, low level w.c., part tiled walls, velux window, heated ladder style towel rail.

OUTSIDE

PRIVATE REAR GARDEN Paved patio area, raised border, outside tap.



Approximate Gross Internal Area = 1200 sq ft / 111.5 sq m
(Excluding Eaves Storage / Reduced Headroom)
Eaves Storage / Reduced Headroom = 49 sq ft / 4.6 sq m
Total = 1249 sq ft / 116.1 sq m
Including Limited Use Area (49 sq ft / 4.6 sq m)

□ = Reduced head height below 1.5m

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

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