



107 Shirley Street, Hove BN3 3WH

Offers In Excess Of £450,000

- STUNNING MAISONETTE
- TWO DOUBLE BEDROOMS
- WHITE BATHROOM SUITE
- CONTEMPORARY KITCHEN
- SEPARATE SITTING ROOM
- LANDSCAPED REAR GARDEN
- DESIRABLE LOCATION
- PRIVATE STREET ENTRANCE

Whitlock and Heaps are delighted to offer to market this stunning two double bedroom maisonette being presented in excellent order throughout and being situated in the central and sought after location within walking distance of Hove mainline station and seafront. The property is approached via its own private street entrance with a separate south facing sitting room and separate contemporary kitchen to the raised ground floor. To the first floor are the two double bedrooms and white bathroom suite. The feature of the property is the landscaped private rear garden that is accessed from the kitchen with the property also benefiting from UPVC double glazed windows and gas central heating.

OUTGOINGS Lease: 155 years remaining
Maintenance Adhoc - 2/3 share.

ENTRANCE HALL Tiled floor, radiator, stairs to first floor.

KITCHEN/BREAKFAST ROOM Incorporating one and a half bowl sink unit with mixer tap, adjacent worksurface with range of cupboards and drawers under, matching eye-level wall cupboards one housing the 'Vaillant' gas-fired boiler, 'Bosch' five ring gas hob with extractor over and stainless steel splashback, oven and dual oven microwave, space for fridge/freezer, dishwasher and washing machine, tiled splashback, breakfast bar, 'French' doors to garden.

LIVING ROOM Feature fireplace with tiled hearth and timber mantle over, UPVC double glazed bay window, radiator.

FIRST FLOOR

LANDING UPVC double glazed sash window.

BEDROOM 1 UPVC double glazed bay window, radiator.

BEDROOM 2 UPVC double glazed sash window, engineered wood floor, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower over, glazed shower screen, wash-hand basin with cupboard under, low level w.c., part tiled walls, tiled floor, heated ladder style towel rail, UPVC double glazed window.

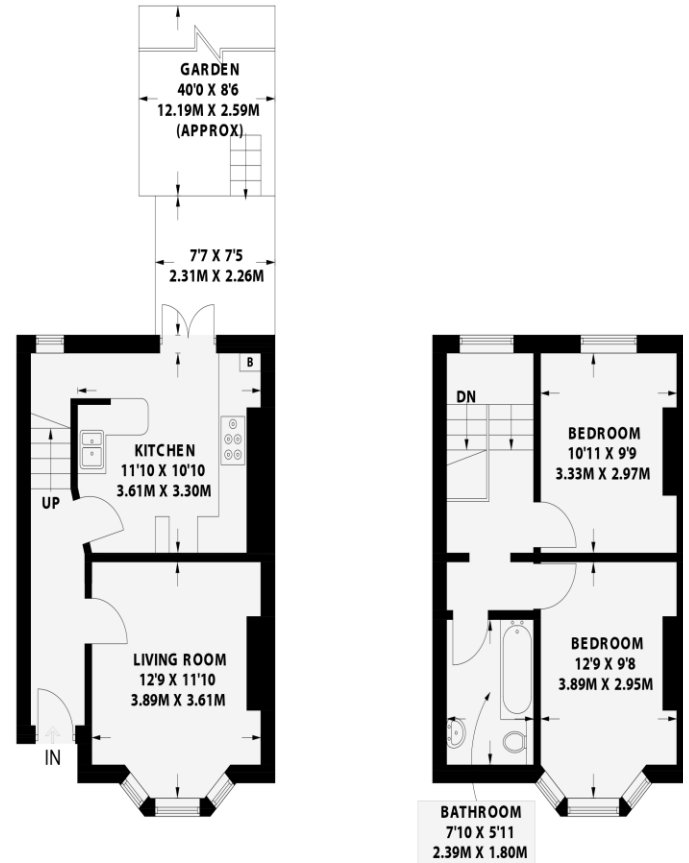
OUTSIDE

REAR GARDEN Two raised decked patio areas with well established flower and shrub borders.

SHIRLEY STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA
731 sq ft / 67.9 sq m



Raised Ground Floor
363 sq ft / 33.7 sq m

First Floor
368 sq ft / 34.2 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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