



Wordsworth Street, Hove

Asking Price
£550,000
Freehold

- THREE BEDROOM TERRACED HOUSE
- IN NEED OF MODERNISATION
- OPEN FIREPLACE WITH CERTIFICATION
- POETS CORNER LOCATION
- POTENTIAL TO EXTEND STTPC
- PAVED GARDEN TO REAR

Robert Luff & Co are delighted to offer to market this three bedroom terraced house in need of modernisation throughout and is ideally situated on Poets corner in central Hove with easy access to everything that this highly popular and desirable city has to offer. Located on Wordsworth Street this house benefits from being just a short walk from Hove seafront with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London, just one minute from Aldrington station and Church Road with its variety of bars, restaurants, cafes and local independent shops. The family home has great potential and could be extended into the loft STTPC and also potential to make an open plan living space between the living room and bedroom three.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Entrance Hall

Living Room 11'7 x 10'10 (3.53m x 3.30m)
Double glazed bay window to front and a working open fire place with certification.

Bedroom Three 11'11 x 9'10 (3.63m x 3.00m)
Double bedroom with access to rear garden.

Kitchen 12'6 x 9 (3.81m x 2.74m)
Kitchen with access to rear garden, stainless steel sink/drainer, wall and base units, oven, gas hob & extractor fan. In need of modernisation. The boiler is in the kitchen and was fitted in 2019.



Bathroom

Window to side, radiator, WC, wash hand basin, rolltop bath and solid wood flooring.

Bedroom Two 11'11 x 9'10 (3.63m x 3.00m)
Double room with double glazed window to rear and built in wardrobes.

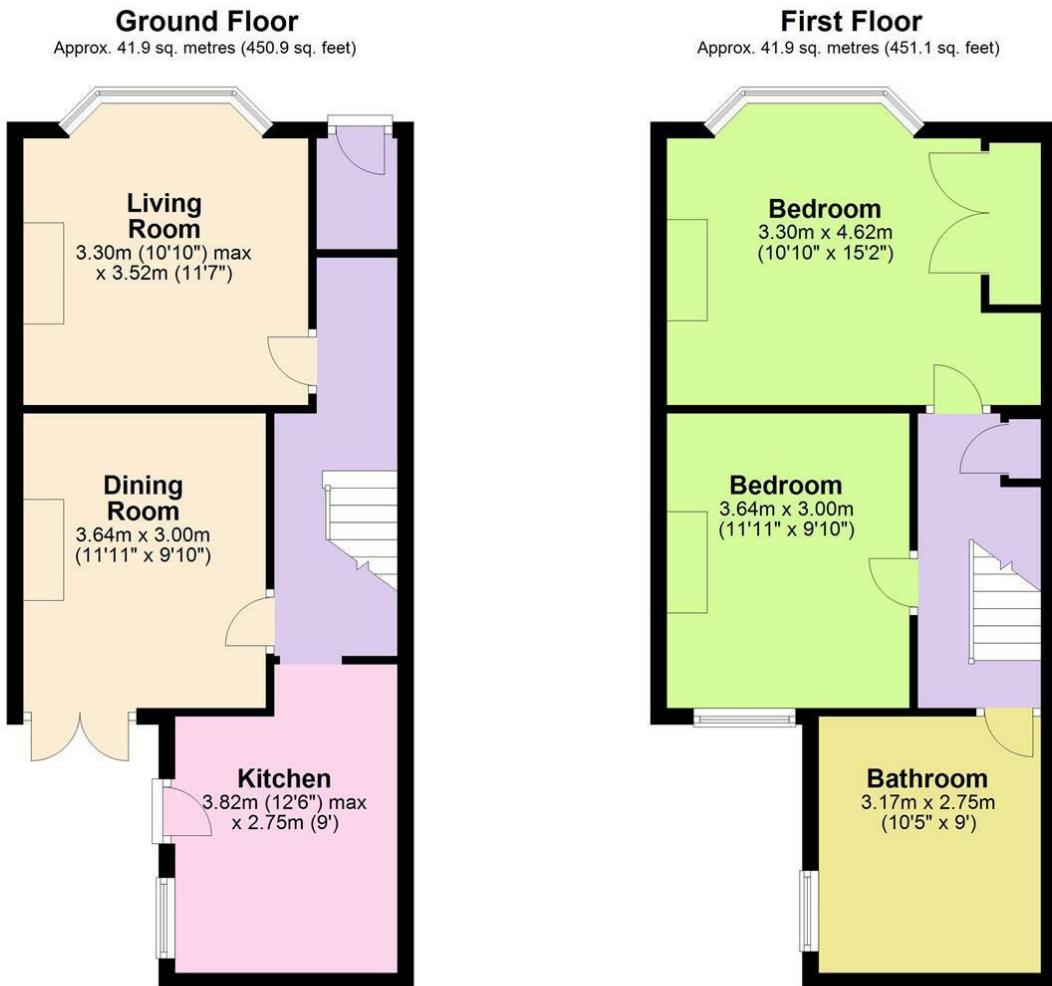
Bedroom one 15'2 x 10'10 (4.62m x 3.30m)
Double glazed bay window to front, built in wardrobes.

Loft

The loft can be extended STBPC and benefits from the floor being fully boarded.



Floorplan



Total area: approx. 83.8 sq. metres (902.0 sq. feet)

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.