



# 106 Shirley Street

Hove BN3 3WG

Offers in excess of £550,000

- THREE BEDROOM PERIOD HOME
- NEWLY CARPETED
- TWO ENTRANCES
- SOUTH FACING GARDEN

- SOUGHT AFTER AREA
- CLOSE TO MAINLINE STATION
- POTENTIAL FOR LOFT CONVERSION (STNC)
- GAS CENTRAL HEATING

Whitlock & Heaps are delighted to present to market this **BEDROOM 1** UPVC double glazed bay window, three bedroom period house arranged over three floors, radiator, fitted wardrobes.

offering versatile accommodation options in this sought after area. This house which has new carpets and been recently painted, boasts a south facing rear garden, separate kitchen and office (or third bedroom). The property is brought to the market with no onward chain.

Bus routes operate locally making access easy into the city centre. George Street, Portland Road and Church Road are all close by with their abundance of shopping facilities, eateries and cafés. Hove mainline station and the seafront are also close by, making this home within close proximity to everything Hove has to offer, The A27 slip road is also a short drive away, making commutes out of the city easy.

**BATHROOM** Comprising white bathroom suite with panelled bath and shower over, wash-hand basin with tiled splashback, ladder style heated towel rail, low level w.c., radiator, UPVC double glazed frosted window with southerly aspect.

**OUTSIDE** Front: stairs up to raised ground floor entrance or gated access downstairs to lower ground floor entrance, water meter above.

**SOUTH FACING REAR GARDEN** Being mainly shingled with raised borders and mature shrubs, outhouse and walled surround.

## LOWER GROUND FLOOR

**ENTRANCE** Housing meters, radiator.

**KITCHEN** Incorporating stainless steel single bowl sink unit with mixer tap and drainer, vinyl work surfaces with cupboards below and matching eye-level cupboards, space for washing machine, fridge, cooker, cupboard housing 'Worcester' gas-fired combination boiler, understairs cupboard, radiator, windows and door to south facing rear garden.

**LIVING ROOM** Windows, radiator, thermostat.

## GROUND FLOOR

**ENTRANCE HALL** Radiator, thermostat, UPVC double glazed south facing window.

**BEDROOM 2/RECEPTION ROOM** UPVC double glazed bay window, radiator.

**BEDROOM 3/OFFICE** UPVC double glazed south facing window, fitted cupboards and shelves, radiator.

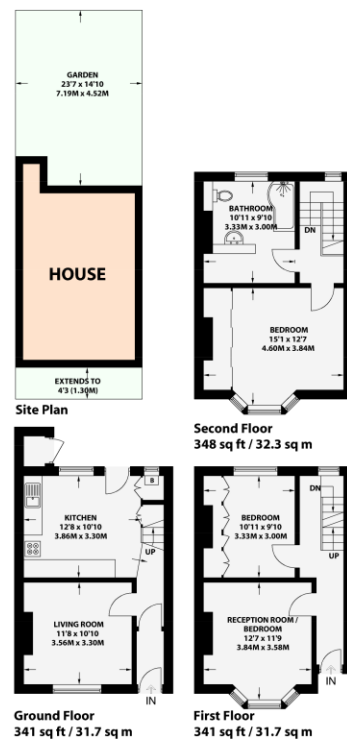
## FIRST FLOOR

**LANDING** South facing UPVC double glazed window, loft hatch.

## SHIRLEY STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA  
1030 sq ft / 95.7 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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CH Ceiling Height  
 T Hot Water Tank  
 FF Fridge/Freezer  
 FF Head Height Below 1.5m  
 M Measuring Points  
 S Storage Cupboards  
 W Fitted Wardrobes  
 G Gardens Shortened for Display



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