



115 Shirley Street, Hove BN3 3WH

Asking Price Of £450,000

- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- PRIVATE STREET ENTRANCE
- REAR PATIO GARDEN
- REMAINDER OF 999 YEAR LEASE
- DESIRABLE LOCATION

Whitlock and Heaps are delighted to offer to market this delightful maisonette that is situated in this convenient location within a few minutes walk of Hove mainline station and seafront. The property is approached via a private street entrance with the raised ground floor accommodation including a separate living room and kitchen/breakfast room with access onto the patio garden. To the first floor there are two double bedrooms and a modern bathroom with a hatch to the loft space which is owned by the property. The maisonette is being sold with the remainder of a 999 year lease.

OUTGOINGS Remainder of 999 year Lease. Maintenance is on an adhoc basis. Ground Rent: £50.00 p.a.

SHIRLEY STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
688 sq ft / 63.9 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
691 sq ft / 64.2 sq m

Private street entrance.

ENTRANCE HALL Radiator, stairs to first floor.

KITCHEN/BREAKFAST ROOM Incorporating sink unit with drainer and mixer tap, adjacent wooden worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset 5-ring gas hob with extractor over, electric oven, integrated dishwasher, space for fridge/freezer and washing machine, cupboard housing 'Logic' gas-fired boiler, radiator, fitted understairs cupboards, space for table and chairs, door to garden.

LIVING ROOM UPVC double glazed bow window, radiator.

FIRST FLOOR

LANDING Hatch to loft space, airing cupboard, UPVC double glazed window.

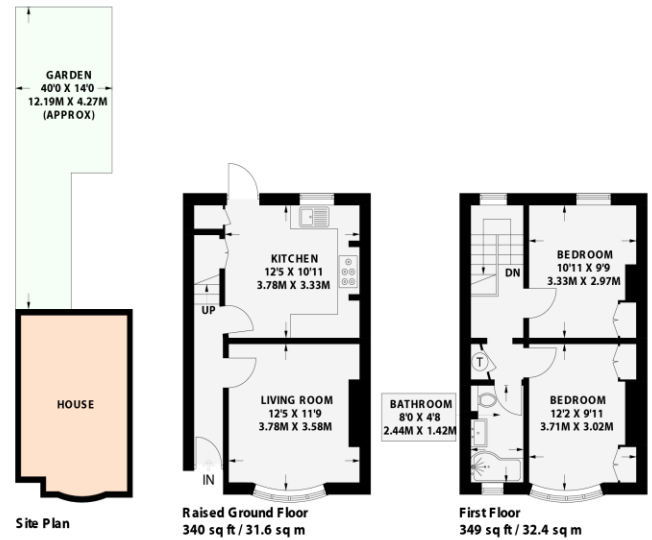
BEDROOM 1 Two fitted double wardrobes, UPVC double glazed bow window, radiator.

BEDROOM 2 UPVC double glazed window, fitted double wardrobe, radiator.

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

OUTSIDE

PRIVATE REAR GARDEN



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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