



77 Shirley Street, Hove BN3 3WH

Asking Price Of £735,000

- STUNNING FAMILY HOME
- REFURBISHED TO AN EXCELLENT STANDARD
- THREE DOUBLE BEDROOM ACCOMMODATION
- ENSUITE SHOWER ROOM
- SPACIOUS FAMILY BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- GOOD SIZE REAR GARDEN

Whitlock and Heaps are delighted to bring to market this stunning family home that has been refurbished, extended and reconfigured to an exemplary standard throughout offering excellent open plan living on the ground floor that leads onto the secluded rear garden. The three double bedroom accommodation features an en-suite shower room and spacious family bathroom.

Situated in this sought after location being within a few minutes walk of Hove mainline station and seafront. Being sold with no onward chain.

ENTRANCE HALL Radiator, herringbone flooring.

LIVING/DINING ROOM Two fireplaces with tiled insert and mantle over, UPVC double glazed bay window, two radiators, UPVC double glazed window to garden. Opening to:-

KITCHEN Incorporating stainless steel sink unit with mixer tap and drainer, adjacent worksurface with range of cupboards and drawers under, matching eye-level wall cupboards, gas range cooker with extractor over, American style fridge/freezer, integrated dishwasher and washing machine, UPVC double glazed window and 'French' doors to garden.

FIRST FLOOR

LANDING

BEDROOM 2 UPVC double glazed bay window, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

BATHROOM Beautifully fitted suite comprising separate bath with mixer tap, walk-in shower, sink with cupboards under, low level w.c., heated ladder style towel rail, velux window and UPVC double glazed frosted window, fitted cupboards, tiled floor.

TOP FLOOR

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

EN-SUITE SHOWER ROOM Comprising walk-in shower, wash-hand basin with cupboard under, low level w.c., heated ladder style towel rail, velux window, tiled floor.

OUTSIDE

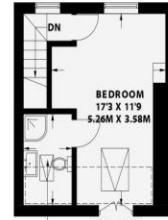
REAR GARDEN Laid to lawn with raised borders.

SHIRLEY STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1088 sq ft / 101.1 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1135 sq ft / 105.5 sq m



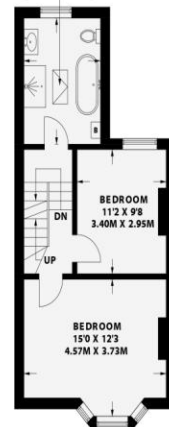
EN SUITE
8'3 X 4'10
2.51M X 1.47M

Second Floor
258 sq ft / 24.0 sq m

BATHROOM
11'3 X 8'0
3.43M X 2.44M



Ground Floor
440 sq ft / 40.9 sq m



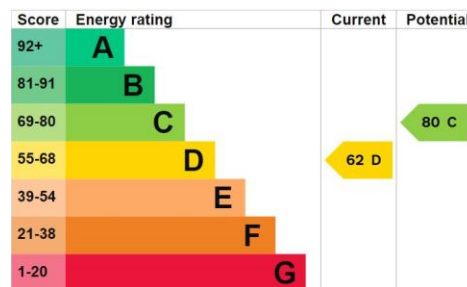
First Floor
437 sq ft / 40.6 sq m



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, figures, 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
Head Height Below 1.5m
S Storage Cupboard
W Fitted Wardrobes
G Garden Shortened for Display



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