



# 76 Sheridan Terrace

Hove BN3 5AF

Asking Price Of £525,000

- THREE/FOUR BEDROOMS
- LIVING DINER
- SEPARATE KITCHEN
- GOOD CONDITION THROUGHOUT
- GAS CENTRAL HEATING AND SOLAR
- ENSUITE
- FRONT AND REAR GARDEN
- DOUBLE GLAZING THROUGHOUT

Whitlock & Heaps are delighted to present to market this four-bedroom family home being situated in the sought after Poets Corner district. Benefitting from a good size living/diner and a modern separate kitchen with double doors with direct access on to the garden. The property has gas central heating as well as solar panels, making energy bills lower than usual for a property of this size.

Bus routes operate locally making public transport across the city simple. You are close to both Portland Road and George Street with their vast array of shopping facilities, eateries and cafés (and the cafés and pubs Poets Corner has to offer!). You are in the catchment area for numerous schools as well as a short walking distance from Hove mainline train station.

**ENTRANCE HALL** Understairs storage housing electrics, radiator.

**LIVING ROOM** UPVC double glazed bay window, wood burner, radiator.

**DINING ROOM** UPVC double glazed double doors onto garden, radiator.

**KITCHEN** Incorporating sink with mixer tap and drainer with separate drinking tap, granite worksurfaces space for fridge freezer and washing machined, fitted dishwasher, two ring Belling induction hob, fitted 'Lamona' microwave with oven below. Cupboard housing reverse osmosis tank, 'Ideal' combination gas fired boiler, UPVC double glazed window to garden and ample cupboard space.

**LANDING** Doors to all rooms.

**BEDROOM** UPVC double glazed windows overlooking rear, fitted wardrobes, radiator.

**BEDROOM** UPVC double glazed windows overlooking front, fitted cupboards, radiator.

**BEDROOM** UPVC double glazed window overlooking front, slim cupboard, radiator.

**BATHROOM** Comprising panelled bath with shower over being partially tiled, fitted heated towel rail fitted cupboard, pedestal wash hand basin, shaving plug, low level w.c, UPVC double glazed frosted windows overlooking rear.

**LANDING** Double glazed Velux window, access to eaves, radiator.

**BEDROOM** Velux double glazed windows, access to eaves storage on both sides, radiator.

**ENSUITE** Step in shower being mostly tiled with Mira electric shower unit, fitted heated towel rail, shaving plug, cupboard, wash hand basin, low level w.c, extractor above.

## OUTSIDE

**REAR GARDEN** Shed with separate shed for bicycle storage, garden being mainly paved with mature border. Outdoor tap and side access.

**FRONT GARDEN** Being paved with mature plants.

## Freehold

### EPC Rating: C

Council Tax Band C (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

## SHERIDAN TERRACE

HOVE

APPROXIMATE GROSS INTERNAL AREA  
98 sq m / 1053 sq

INCLUDING LIMITED USE AREA C  
5.4 sq m / 58 sq



Floor plan is for illustration and identification purposes only and is not to scale. Pitch, gardens, balconies and terraces are illustrative only and are not to scale. The floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (RICS).

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Measuring Points  
S Storage Cupboard  
W Fitted Wardrobes  
G Garden Shortened for Display  
Skylight

T Hot Water Tank  
FF Integrated Fridge / Freezer  
Head Height Below 1.5m  
Boiler

Ceiling Height



BESPOKE PROPERTY MARKETING

## Portslade Branch

48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

## Hove Branch

65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



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