



## 61 Shakespeare Street

Hove BN3 5AG

Asking Price Of £595,000

- THREE BEDROOMS
- BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- CLOAKROOM
- PATIO GARDEN
- DESIRABLE LOCATION
- NO ONWARD CHAIN

Whitlock and Heaps are pleased to bring to market this end of terrace Victorian bay fronted property being situated in the favoured Poets Corner district of Hove and is being sold with no onward chain. The house features three double bedrooms with scope for a loft conversion (stnc). To the ground floor there is a delightful open plan living/dining room leading onto the kitchen which continues onto the private patio garden that benefits from a side access. Hove mainline station and seafront are both within a short walk along with an array of eateries, cafes and shopping facilities.

### ENTRANCE HALL

**KITCHEN** Incorporating sink with drainer and mixer tap, adjacent wooden work surface with cupboards and drawer under, matching eye level wall cupboards, inset four ring gas hob with extractor over, eye level oven, integrated fridge/freezer, space for dishwasher and space for washing machine, UPVC double glazed window, tiled splashback, door to garden.

**CLOAKROOM** Comprising low level w.c, wash hand basin, UPVC double glazed window, 'Worcester' gas fired boiler.

**LIVING/DINING ROOM** UPVC double glazed bay window, feature fireplace, two radiators, french doors to patio.

### FIRST FLOOR

**LANDING** Hatch to loft space.

**BEDROOM 1** UPVC double glazed bay window, radiator.

**BEDROOM 2** UPVC double glazed bay window, radiator.

**BEDROOM 3** Feature chimney breast, radiator, sash window.

**BATHROOM** White suite comprising panelled bath, glazed shower screen, pedestal wash hand basin, low level w.c, heated ladder style towel rails, tiled floor, part tiled walls, double glazed window.

### OUTSIDE

**PATIO GARDEN** Paved with gate offering a side access.

### Freehold

**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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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