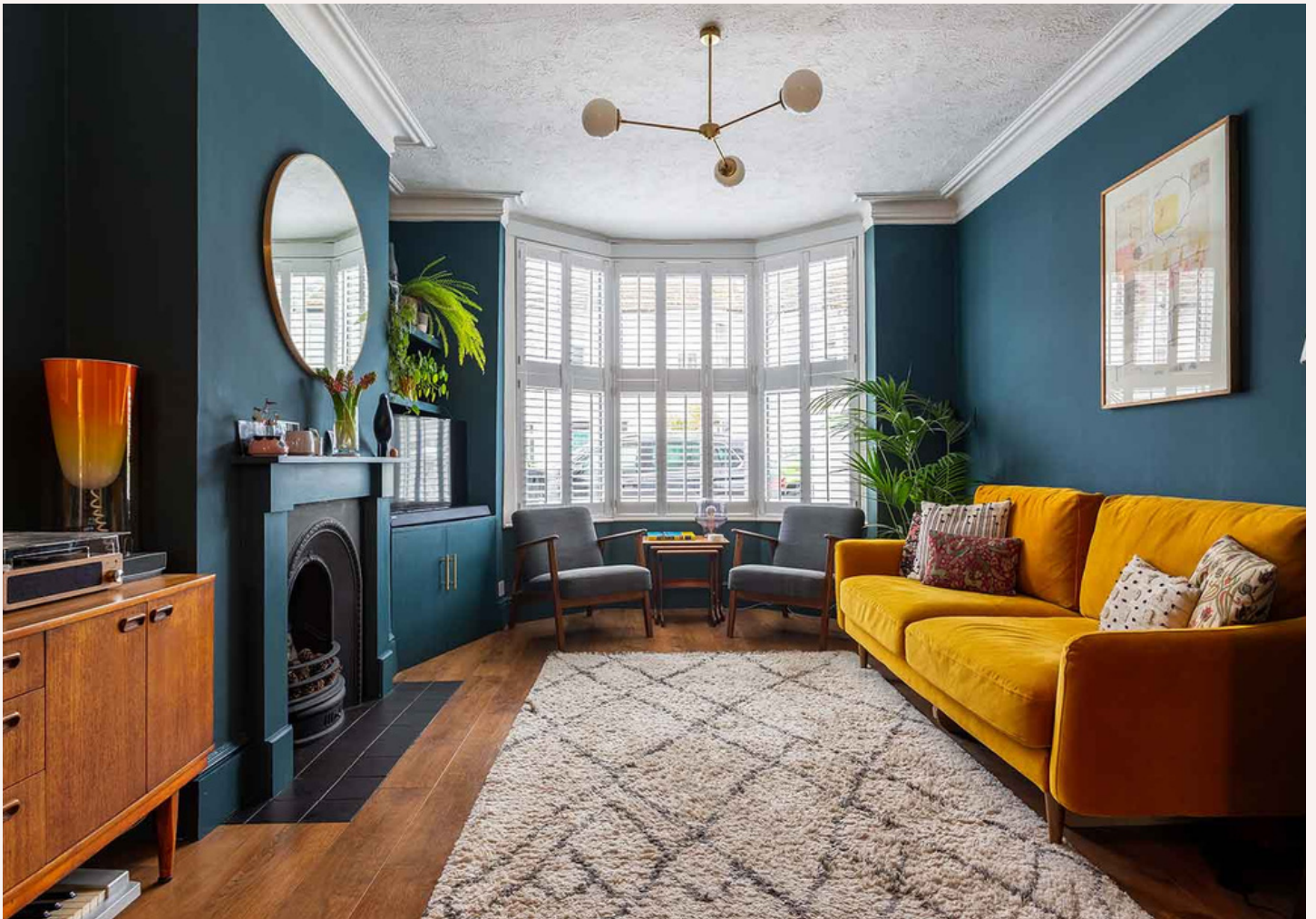


AMELIA & Co

WORDSWORTH STREET

3 BED | 1.5 BATH | GARDEN

£650,000



A charming, three-bedroom, terraced house on Wordsworth Street in Poet's corner with a decked garden and a fantastic kitchen/breakfast room across the full width of the house with bi-fold doors to the garden.

This three-bedroom family home in Poet's Corner is beautifully presented, with contemporary décor which sits happily alongside period features such as the two fireplaces in the living room and dining area.



INSIDE

From the entrance hallway, stairs rise to the first floor. The staircase is in a monochrome palette, with a painted runner-style detail in black. The rear bedroom, which you reach off the half landing at the top of the stairs, looks out onto the garden and is currently being used as an office space.



KITCHEN/DINER

The house has been extended at the rear to provide a kitchen/breakfast room, perfectly suited to modern family life, with bi-fold doors to the garden. The green kitchen units are topped with a solid wood worksurface and behind is a stunning, tiled splashback in dusky pink Zellige-style tiles. An electric hob sits above the electric fan oven, and there is also an integrated dishwasher.



BEDROOMS

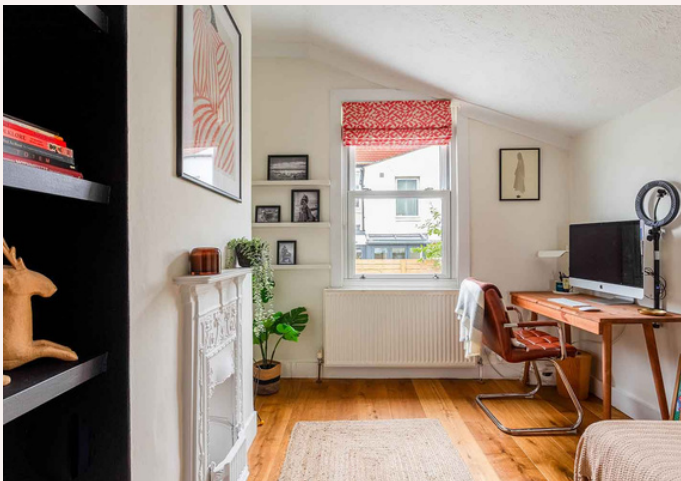
A larger, double bedroom at the side also has a garden outlook. The main bedroom is at the front of the house. This room has lovely white louvred shutters in the bay window and built-in wardrobes either side of the chimney breast. Gorgeous engineered-oak floors have been laid throughout the upstairs bedrooms and landing.

Next door to the main bedroom, the family bathroom is an elegant contemporary design, with modern hand basin, freestanding bath and a WC with a concealed cistern. There is a thermostatic shower over the bath, with two shower heads, one fixed waterfall-style from the ceiling, and the other hand-held. White shutters match those in the main bedroom.



KEY FEATURES

- Decked garden
- Fantastic kitchen/breakfast room across the full width of the house
- Bi-fold doors leading to the garden
- Contemporary décor with period features including fireplaces
- Engineered-oak floors throughout upstairs bedrooms and landing
- Main bedroom with white louvred shutters and built-in wardrobes
- Larger double bedroom with garden outlook
- Rear bedroom currently used as an office space
- Elegant contemporary family bathroom with freestanding bath and thermostatic shower





THE AREA

Wordsworth Street is a residential road of Victorian terraces, in Poet's Corner, Hove. There is a strong community feel and the area is particularly favoured by families with young children.

Just around the corner from the house, Stoneham Park has an excellent children's play area, a basketball court and a café.

On Portland Road, there are shops, cafés, restaurants and pubs, most independently owned. There is also a Co-op and a Sainsbury's local.

SCHOOLS

The popular Hove Junior School on Portland Road and St Andrew's Primary on Belfast Street are both within easy walking distance. The house is also in the catchment area for both Hove Park and Blatchington Mill secondary schools

TRANSPORT LINKS

Hove station is a ten minute walk away, from where fast trains run to London Victoria.

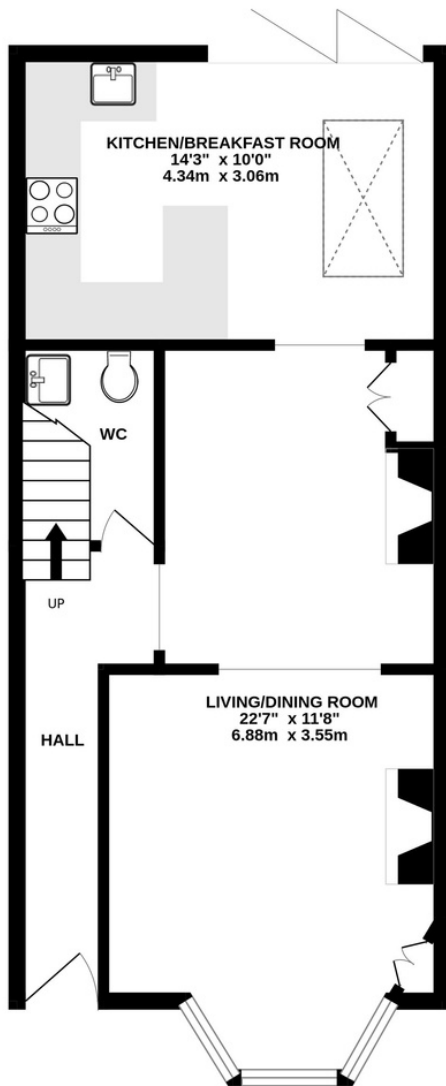
COUNCIL TAX

Band XXX

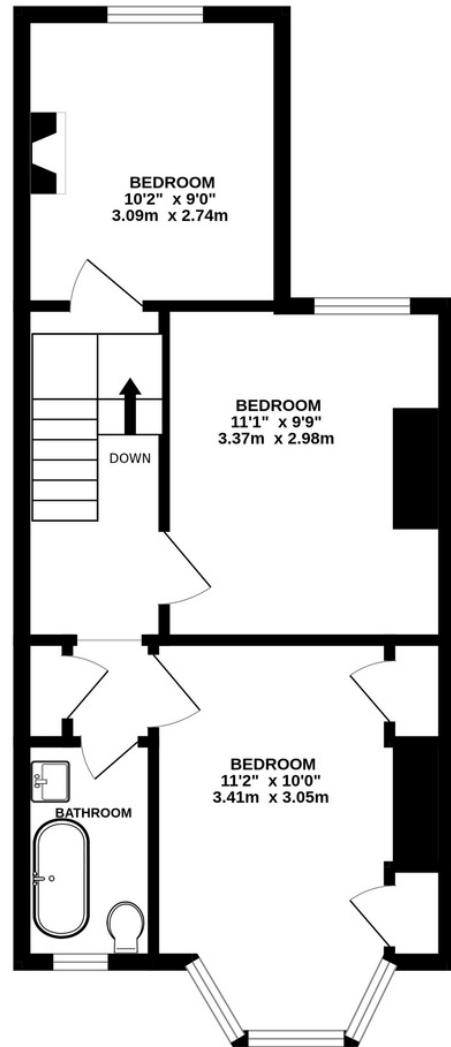
EPC RATING

Current 58D

Potential 85B



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



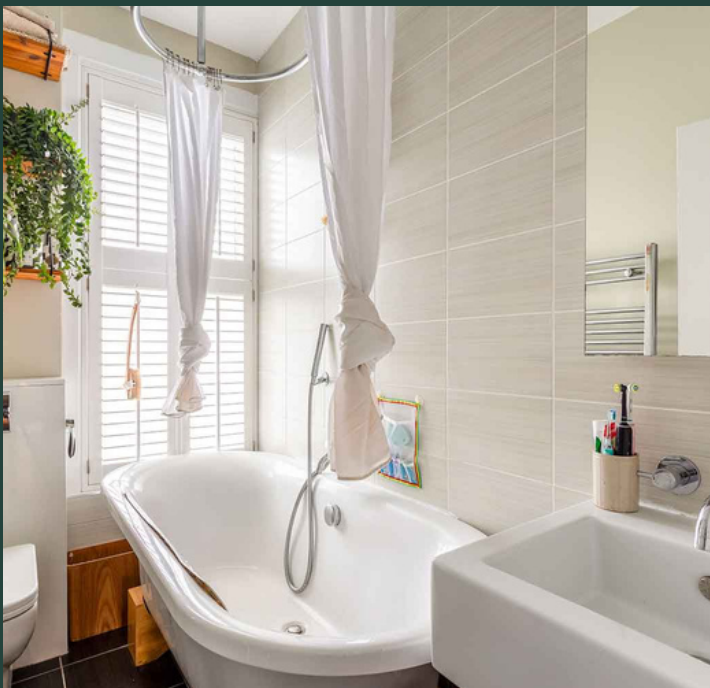
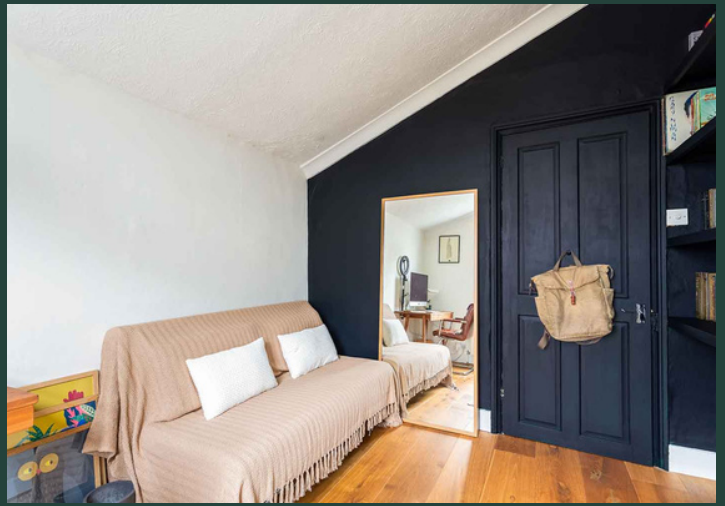
1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.

WORDSWORTH STREET

TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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