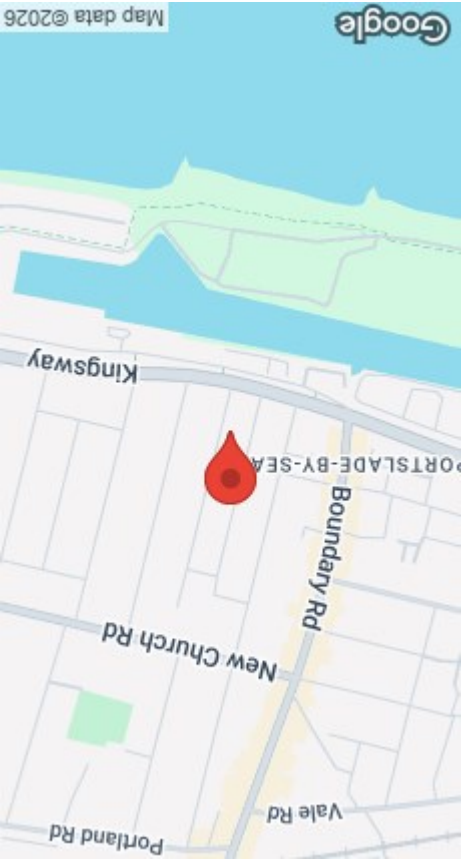


The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they have no authority to do so on their behalf.

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Total Area: 124.6 m² ... 1341 ft²
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		England & Wales	
Potential	Current	Very energy efficient - lower running costs	
		A (92 plus)	B (81-91)
68	79	Not energy efficient - higher running costs	
		G (1-20)	
		F (21-30)	
		E (31-54)	
		D (55-69)	
C (69-80)			
EU Directive 2002/91/EC		England & Wales	



Erroll Road, Hove, BN3 4QG

£650,000 - £700,000 Guide

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A fantastic three-bedroom semi-detached house, ideally situated in this extremely sought-after Hove location. Arranged over three floors, the property is beautifully presented throughout and benefits from a private west-facing garden. Early and internal viewing is highly recommended.





Further Information

Guide Price £650,000 - £700,000.

A fantastic three-bedroom semi-detached house, ideally situated in this extremely sought-after Hove location. Arranged over three floors, the property is beautifully presented throughout and benefits from a private west-facing garden. Early and internal viewing is highly recommended.

The accommodation comprises an entrance hall, east-facing living room with bay window and feature fireplace, an excellent-sized modern kitchen/diner, and a family room to the rear with log burner and large bi-folding doors opening onto the garden. To the first floor, there are two double bedrooms and a family bathroom. Stairs lead to the second floor, which is lit by a large circular window in the side gable and enjoys views towards the sea over the rooftops. This floor provides a generous principal bedroom with en suite shower room and good storage space within the eaves. The property is offered for sale in fantastic order throughout and further benefits from an attractive west-facing decked garden.



Erroll Road is well positioned for the wide range of amenities available along Portland Road and Church Road, with Hove seafront and Hove Lagoon also within easy reach. There are good local schools nearby, while Hove Station and Aldrington Station provide convenient rail links to Brighton, London and beyond.