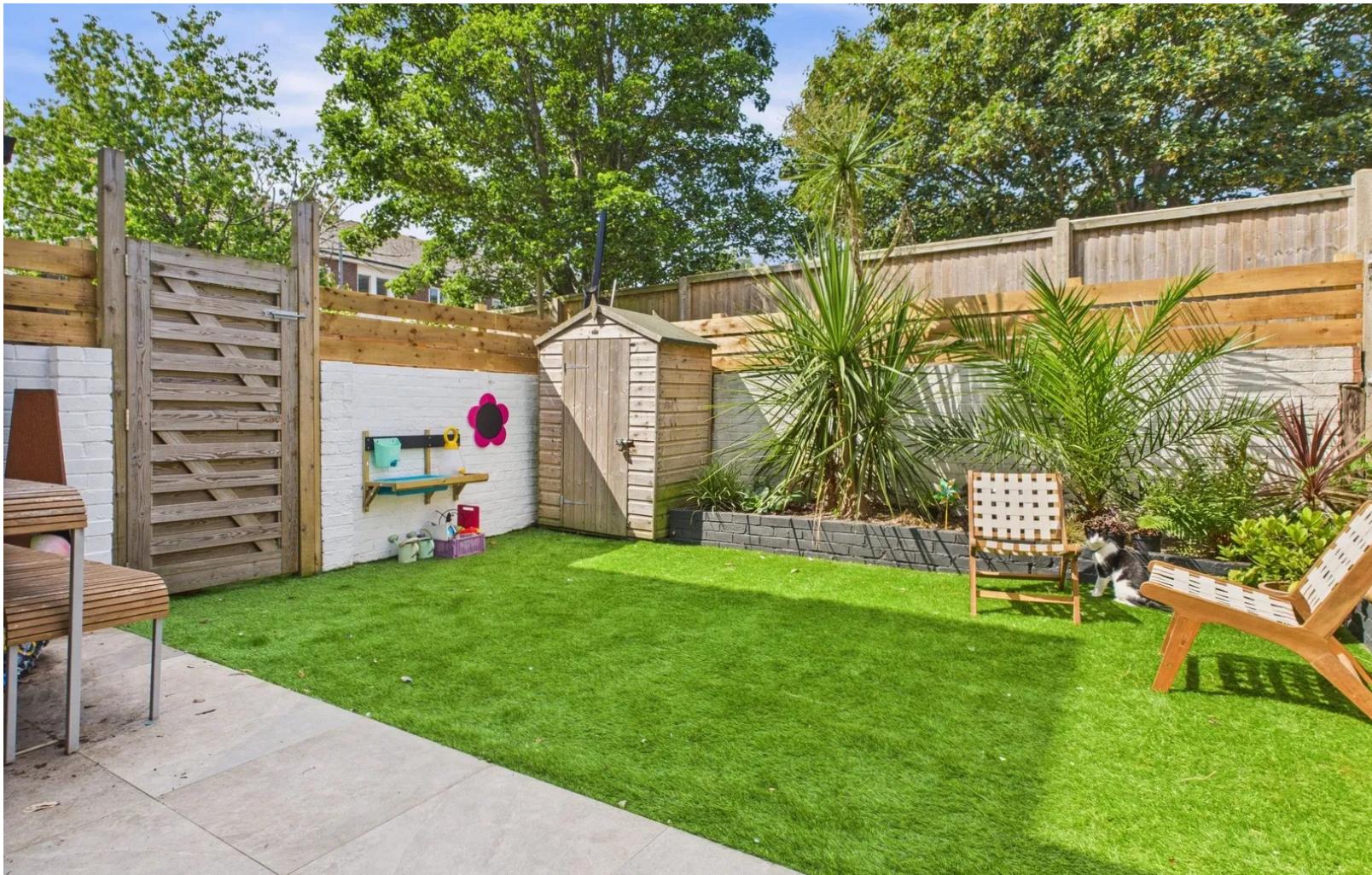




**Bolsover Road, Hove, BN3 5HP**

Offers Over **£600,000**

**JS**  
Jacobs Steel



**Property Type:** End of Terrace House

**Bedrooms:** 4

**Bathrooms:** 1

**Receptions:** 2

**Council Tax Band:** C

- End Terrace Family Home
- Four Bedrooms
- West Facing Rear Garden
- Open Plan Living
- Downstairs WC
- Gated Rear Side Access
- Arranged Over Three Floors
- Close to Schools and Parks
- Great for Commuters
- Walking Distance to Seafront, Stations and Shops

Beautifully presented family home, arranged over three floors, with four bedrooms and a west facing rear garden. Sought after location close to schools, parks, shops, stations and seafront.



## INTERNAL/EXTERNAL

A beautifully presented end terrace family home set in a highly sought after Hove location, arranged over three spacious floors and offering versatile accommodation for modern family living.

Upon entering, an enclosed porch leads into a welcoming hallway, complete with a downstairs WC. The living room flows seamlessly into a stylish modern kitchen/dining area, perfect for entertaining and family life.

On the first floor, there are three bedrooms served by a family bathroom. The top floor boasts a superb main bedroom, offering plenty of built in storage and an abundance of natural light.

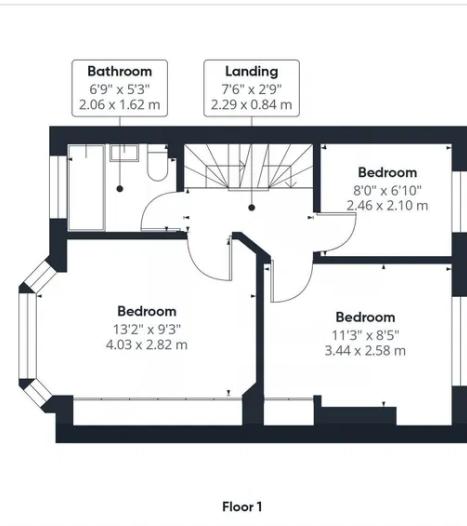
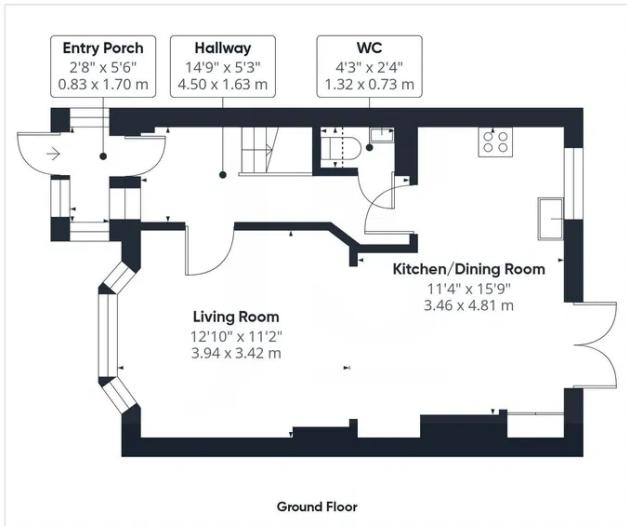
Outside, the property enjoys an easy to maintain west facing rear garden with gated side access – an ideal space for children to play or for relaxing in the afternoon sun.

## LOCATION

Bolsover Road is a popular residential street in Hove, much loved by families thanks to its proximity to a selection of highly regarded primary and secondary schools. Local shops, cafés, and green spaces are within easy walking distance, while Hove seafront and promenade are also close by.

For commuters, Hove, Aldrington and Portslade railway stations are easily accessible, with both Hove and Portslade providing direct services to London and surrounding areas, while regular bus services connect to Brighton city centre and beyond.





<b>JS</b>

**Approximate total area<sup>(1)</sup>**

1034 ft<sup>2</sup>  
96.1 m<sup>2</sup>

**Reduced headroom**  
40 ft<sup>2</sup>  
3.7 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		65
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.