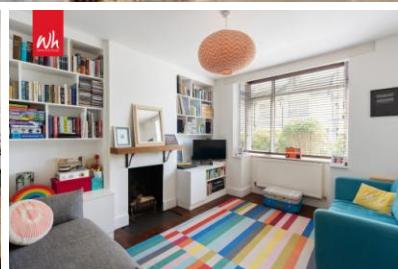


wh  
whitlock & heaps



## 44 Bolsover Road Hove BN3 5HP

Offers In Excess Of £600,000

- FOUR BEDROOMS
- SKILFULLY EXTENDED
- FAMILY BATHROOM
- SHOWER ROOM

- SITTING ROOM
- KITCHEN/DINING ROOM
- WEST FACING REAR GARDEN
- PRESENTED IN EXCELLENT ORDER

wh  
whitlock & heaps

01273 778577  
whitlockandheaps.co.uk

Whitlock and Heaps are pleased to bring to market this delightful family home that has been skilfully extended by the present owners to now offer four bedroom accommodation with both a family bathroom and an additional shower room. To the ground floor is a separate sitting room and kitchen/dining room with French doors onto the West facing rear garden. The property is situated in this central location within a short walk of Hove seafront and the trains stations of Aldrington, Hove and Portslade. An array of eateries, cafes and shopping facilities are also close by.

**SHOWER ROOM** Comprising walk-in shower, wash-hand basin with cupboard under, low level w.c., heated ladder style towel rail, part tiled walls, UPVC double glazed window.

**OUTSIDE**

**WEST FACING REAR GARDEN** With patio area and section of lawn, gate offering side access.

**ENTRANCE HALL** Radiator, stairs to first floor, opening to:-

**KITCHEN/DINING ROOM** Incorporating stainless steel one and a half bowl sink and mixer tap, adjacent worksurface with cupboards and drawers under, eye-level wall cupboards, 4-ring gas hob with electric oven under, integrated dishwasher, space for fridge/freezer, tiled splashback and floor, radiator, fitted seating area, utility cupboard with plumbing for washing machine and housing 'Worcester' gas-fired boiler.

**SITTING ROOM** UPVC double glazed bay window, feature fireplace, fitted cupboard and shelving in alcove, radiator.

**FIRST FLOOR**

**BEDROOM 2** Two fitted double wardrobes, UPVC double glazed bay window, radiator.

**BEDROOM 3** UPVC double glazed window, eye-level cupboards, radiator.

**BEDROOM 4** One wired data point, UPVC double glazed window, radiator.

**BATHROOM** White suite comprising panelled bath with shower over, tiled surround and glazed shower screen, wash-hand basin, low level w.c., heated ladder style towel rail, UPVC double glazed window, tiled floor.

**TOP FLOOR**

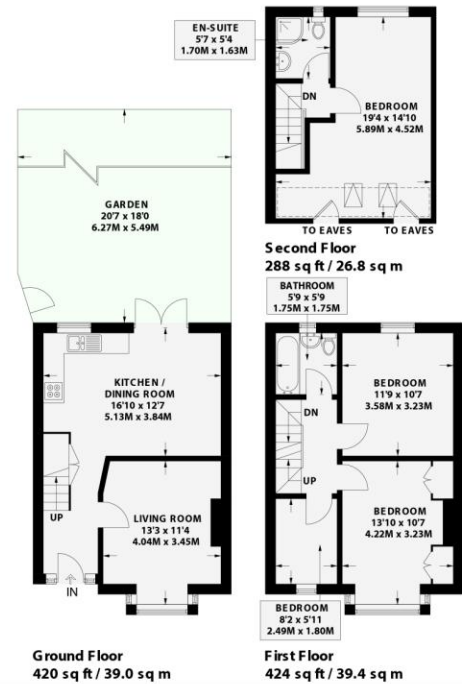
**BEDROOM 1** Two wired data points, UPVC double glazed window, two velux windows, eaves storage, radiator.

**BOLSOVER ROAD**

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
1088 sq ft / 101.1 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
1132 sq ft / 105.2 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standard 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

© Whitlock & Heaps 2023

- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- M Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Shortened for Display

**RICS Certified Property Measurer**

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		

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



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.