



44 Cowper Street

Hove BN3 5BN

Guide Price: £550,000-£575,000

Freehold

- THREE BEDROOMS
- FAMILY BATHROOM
- ATTIC ROOM
- KITCHEN/BREAKFAST ROOM

- LIVING/DINING ROOM
- SOUTH FACING GARDEN
- NO ONWARD CHAIN
- POETS CORNER

Whitlock and Heaps are pleased to bring to market this Victorian bay fronted property that is neutrally decorated throughout with a full width kitchen/breakfast room leading onto the south facing patio garden. To the first floor there are three bedrooms and a white bathroom suite with a pull-down ladder leading to a useful attic room. Situated in the favoured Poets Corner district of Hove within a short walk of the mainline station and seafront. An array of eateries, cafes and restaurants are within a short walk.

ENTRANCE HALL Radiators, understairs cupboards.

KITCHEN/BREAKFAST ROOM Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with extractor over, electric oven, integrated dishwasher, space for fridge/freezer and plumbing for washing machine, tiled floor, UPVC double glazed window and door to garden.

LIVING/DINING ROOM Sash bay window, two radiators.

FIRST FLOOR Landing.

Hatch to attic room with velux window, full boarded with carpet, power and light.

BEDROOM 1 Sash bay window, fitted double wardrobe, radiator.

BEDROOM 2 Fitted shelving, UPVC double glazed sash window, radiator.

BEDROOM 3 Fitted double wardrobe, UPVC double glazed window, radiator.

BATHROOM White suite comprising bath with shower over, pedestal wash hand basin, low level w.c, heated towel rail.

OUTSIDE

SOUTH FACING PATIO GARDEN Paved patio.

Council Tax Band C (taken from the government website, 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.

COWPER STREET
HOVE

APPROXIMATE GROSS INTERNAL AREA
93 sq m / 1000 sq ft



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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.