

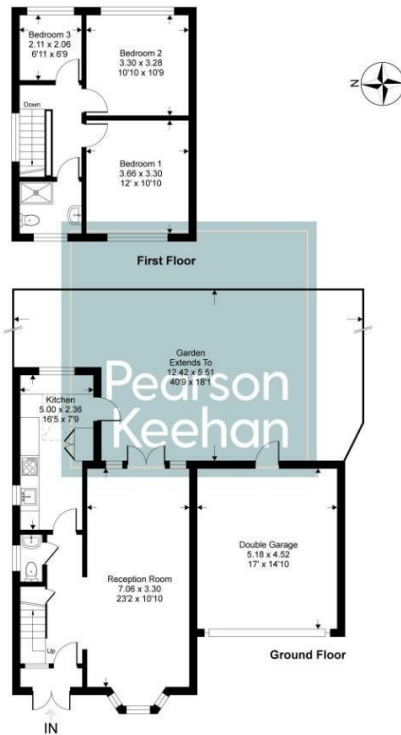


Erroll Road, Hove, BN3 4QF  
Asking price £700,000 - Freehold



### Erroll Road, BN3

Approximate Gross Internal Area = 85 sq m / 916 sq ft  
 Approximate Garage Internal Area = 23 sq m / 252 sq ft  
 Approximate Total Internal Area = 108 sq m / 1168 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained herein, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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This stunning three bedroom, detached house set between New Church Road and Kingsway, offers great convenience with access to the many local amenities, Hove Seafront and is within easy reach of Portslade Railway Station.

The property boasts an ideal location, providing easy access to bus routes in and out of Brighton city centre as well as a selection of popular local schools. Moreover, residents will appreciate its proximity to bars, restaurants, and coffee shops that nearby Boundary Road has to offer. Hove Lagoon and the seafront are also just moments away.

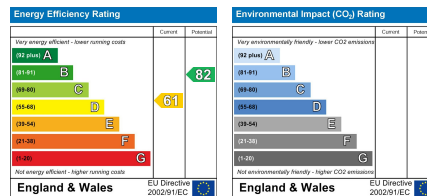
This accommodation features an inviting entrance hall that leads to a double aspect lounge/dining room which in turn provides access out onto the rear garden. Stepping through, the extended, fitted kitchen benefits from skylights, allowing light to flood the space and offers access to the spacious secluded rear garden.

Ascending to the first floor, you will find three generously sized bedrooms, along with a modern family shower room, offering ample space for comfortable living.

To the front of the property, there is a front garden and driveway providing off road parking that leads to a private garage, with an electric, up and over door which provides added convenience and access out through to the rear garden.

Council Tax: Band C

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright.



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