



62 Cowper Street

Hove, BN3 5BN

Guide price £675,000

Guide Price £675,000 - £700,000 A beautifully presented and meticulously designed four bedroom Victorian family home with a stunning south-facing garden, set in the heart of Poet's Corner, Hove.

Arranged over three floors, the ground floor is thoughtfully designed, featuring a spacious through lounge and dining room with original character details, wooden flooring, and an abundance of natural light, an ideal setting for both everyday living and entertaining. To the rear, a contemporary kitchen is fitted with sleek cabinetry and integrated appliances, offering direct access to the south-facing garden.

Upstairs, the first floor hosts two good-sized bedrooms along with a generously sized family bathroom. Completing the accommodation on the top floor you have the creatively extended L-shape loft conversion where you can find two further bedrooms with the larger front bedroom enjoying an en suite shower room.

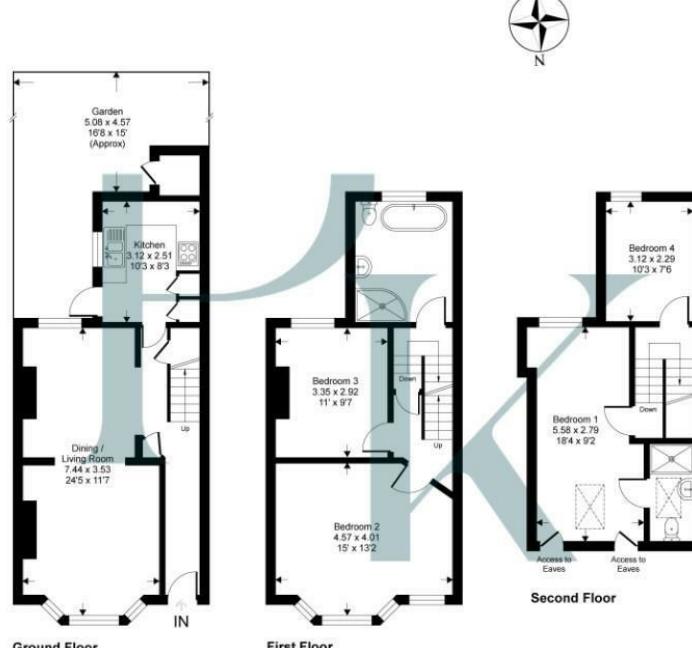
Outside, the delightful, paved south-facing garden basks in sunshine all day long and offers a lovely space to enjoy outside dining with friends and family.

Cowper Street is located in the extremely sought-after and trendy Poet's Corner district, just a short stroll from independent shops, artisan cafés, welcoming pubs, and popular restaurants. The seafront is also within easy reach, while Hove and Aldrington stations offer convenient rail links for commuters. Families will also appreciate the property's proximity to highly regarded local schools.

The owners of the property have had an offer accepted on an end-of-chain property.



Cowper Street, BN3
Approximate Gross Internal Area = 119.7 sq m / 1289 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, neither the dimensions of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given for the 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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