



## 73 Bolsover Road, Hove, BN3 5HQ

£450,000 Freehold

This delightful 1920s terraced home is located in a popular residential area of Hove, on the edge of the sought-after Poets' Corner. Ideally positioned, it offers easy access to both Portslade and Aldrington stations, as well as a range of local amenities including a supermarket, cafes, independent shops and the well-regarded West Hove Infant and Junior School. Well presented throughout, the property features a spacious living room with exposed wooden floorboards, an original fireplace and a large box window that floods the space with natural light. To the rear, the contemporary kitchen is fitted with a good range of units and has space for a breakfast table. From here, doors open out to a charming east facing patio garden—perfect for relaxing or entertaining outdoors. Upstairs, there are two generously sized double bedrooms along with a family bathroom complete with a shower over the bath. Additional benefits include double glazing throughout and an EPC rating of C. With its excellent location and well-balanced accommodation, early viewing is strongly recommended to avoid missing out.

**Total approx floor area**

65.3 sq.m. (703 sq.ft.)

**Parking zone R**

**Council tax band C**

**V1**



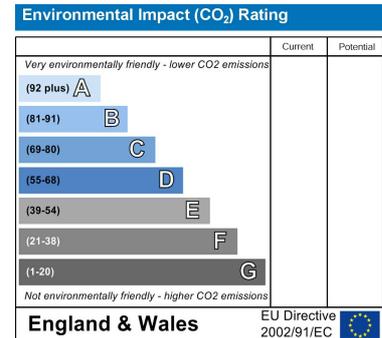
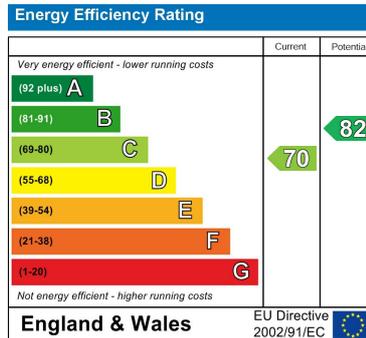
# Bolsover Road, BN3

Approximate Gross Internal Area = 65.3 sq m / 703 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 here, 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.

Copyright Casaphoto Ltd. 2025 - Produced for John Hoole



## IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

## IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

## COVERING THE CITY

### SALES

39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

### LETTINGS

First Floor offices,  
39 Lewes Road,  
Brighton, BN2 3HQ  
t: (01273) 321000  
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.