



94 Erroll Road Hove BN3 4QG

Asking Price Of £475,000

- THREE BEDROOMS
- BATHROOM
- LIVING ROOM
- KITCHEN/DINING ROOM

- WEST FACING GARDEN
- NO ONWARD CHAIN
- NEUTRALLY DECORATED THROUGHOUT
- CONVENIENT LOCATION

A well presented mid terrace property, maintained in excellent order and finished in a tasteful, neutral palette throughout, offering a bright and generously proportioned living environment arranged over two floors. The first floor accommodates three bedrooms alongside a contemporary family bathroom, while the ground floor comprises an inviting reception room with elegant casement doors opening through to an impressive full width kitchen/dining space, perfectly designed for both everyday living and entertaining.

The property further benefits from charming exposed floorboards across the ground floor, enhancing its character and warmth, while the desirable east to west orientation ensures an abundance of natural light throughout the day. To the rear, a delightful west facing garden provides an ideal setting for outdoor relaxation and al fresco dining.

Ideally positioned in this highly convenient and sought after location, the property lies within easy reach of Hove seafront, Portslade mainline station, and a vibrant selection of independent shops, cafés, and local amenities, all just a short stroll away.

ENTRANCE HALL Floorboards, radiator, understairs storage.

LIVING ROOM UPVC double glazed bay window, radiator, floorboards, casement doors to:

KITCHEN/DINING ROOM Incorporating 1 1/2 bowl stainless steel sink unit with drainer, laminate worktop with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with extractor over, oven, integrated fridge/freezer and washing machine, 'Ideal' gas fired boiler, UPVC double glazed window, tiled floor, tiled floor and floorboards, radiator, sliding patio doors to garden.

FIRST FLOOR Landing Hatch to loft space.

BEDROOM 1 Range of fitted wardrobes, UPVC double glazed bay window, radiator.

BEDROOM 2 Fitted wardrobe, UPVC double glazed window, radiator.

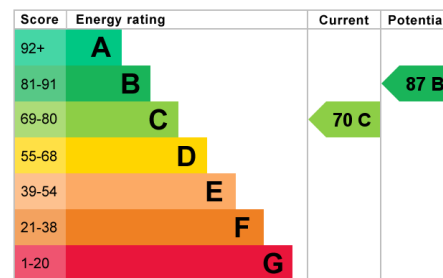
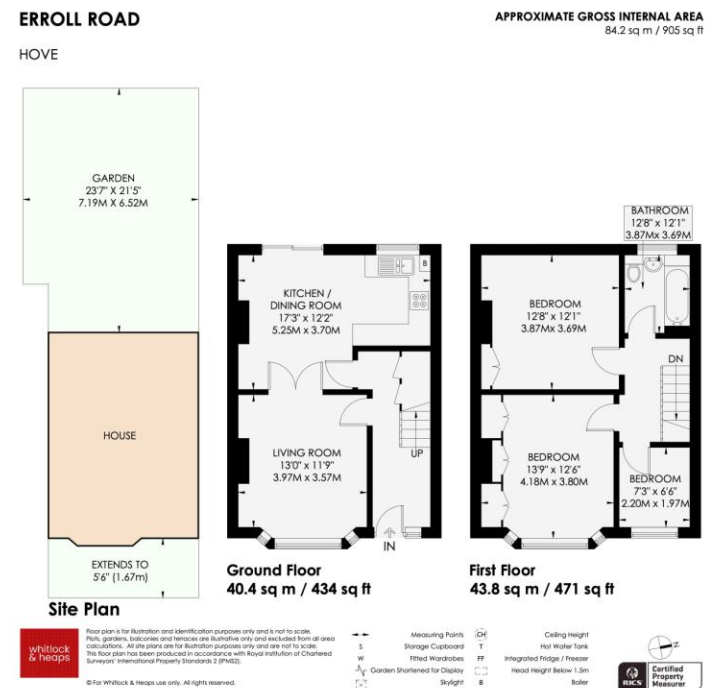
BEDROOM 3 UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with shower over, sink with cupboard under, low level w.c, glazed shower screen, part tiled walls, tiled floor. UPVC double glazed window, ladder style towel rail.

OUTSIDE

WEST FACING GARDEN Patio area, borders, gate offering side access.

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.



65 Sackville Road, Hove BN3 3WE
 sales@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.