



Erroll Road, Hove, BN3 4QG
£500,000 - £550,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Erroll Road, Hove, BN3 4QG

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A bright and well-proportioned three-bedroom semi-detached house, ideally positioned on a quiet residential road just moments from Hove seafront. The property is offered for sale in good decorative order and benefits from an attractive west-facing rear garden.





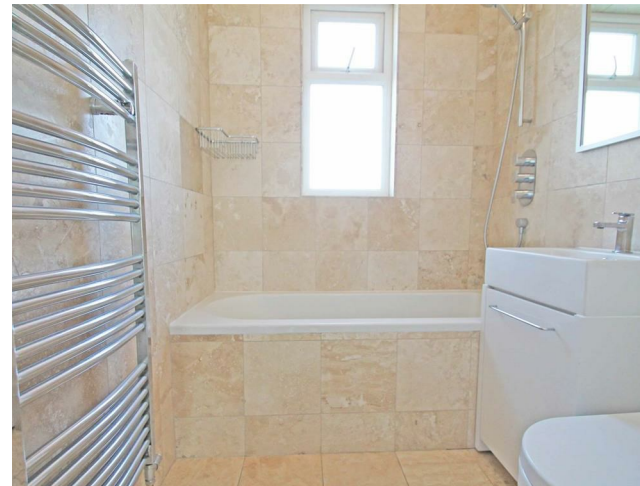
Further Information

The accommodation comprises on the ground floor a generous double aspect lounge/dining room and a fitted open plan kitchen. French doors open to the attractive rear garden with decking, brick-built outhouses and well-stocked borders. A rear gate leads to a shared side passage, offering useful access for bikes/prams etc.

Upstairs, there are three bedrooms and a bathroom, finished with floor-to-ceiling tiling and underfloor heating. There is also access to the loft space providing excellent storage.

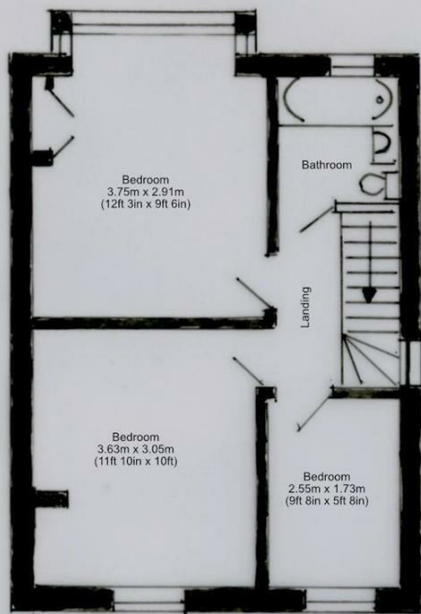
The property is presented in good decorative order and greatly benefits from double glazing and no onward chain.

Erroll Road sits in a well-connected part of Hove, just north of Portland Road, where you've got a great mix of independent shops, cafés and everyday essentials close by. The seafront and Hove Lagoon are within easy reach for walks or time outdoors, while Wish Park is also nearby. It's a popular spot for families thanks to a selection of well-regarded schools in the area, and commuters are well served by Portslade Station with direct routes into Brighton and London, along with regular bus links running through the surrounding roads.

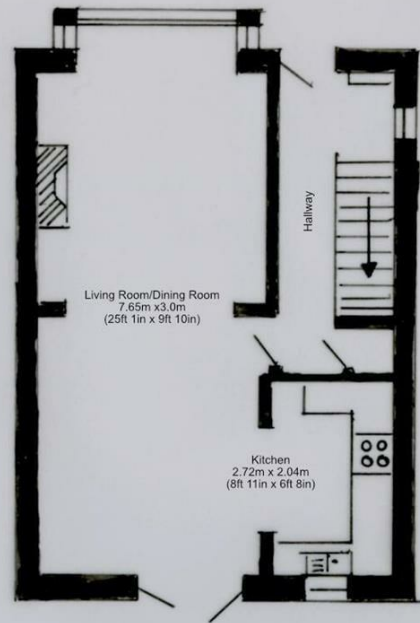


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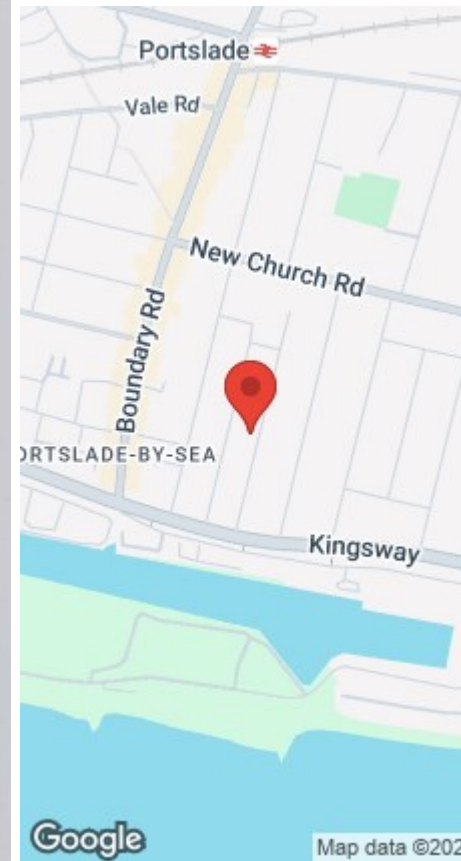
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Floor plan for illustrative purposes only and not to scale. Measurements are approximate and are not guaranteed.



Total floor are 74 square metres / 796 square feet.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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