



26 Bolsover Road, Hove BN3 5HQ

Asking Price Of: £475,000

- CHARMING FAMILY HOME
- THREE BEDROOMS
- BATHROOM
- KITCHEN/DINING ROOM
- LIVING ROOM
- WEST FACING GARDEN
- PRESENTED IN EXCELLENT ORDER
- CLOAKROOM

Whitlock and Heaps are delighted to offer for sale this charming property being presented in excellent order throughout with a delightful through kitchen/dining room with French doors leading onto the West facing rear garden. There is also a separate living room and three bedrooms to the first floor with a white bathroom suite. The property is situated in this sought after location being within walking distance of three train stations and Hove seafront. An array of eateries, cafes and shopping facilities are also within easy reach.

ENTRANCE HALL Exposed wood floor, radiator, understairs cupboard.

CLOAKROOM low level w.c., exposed wood floor.

KITCHEN/DINING ROOM Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawer under, matching eye-level wall cupboards, Inset 4-ring ceramic hob with concealed extractor hood over, electric oven, integrated dishwasher, space for fridge/freezer and plumbing for washing machine, cupboard housing 'Worcester' gas-fired boiler, range of fitted cupboards and shelving to one wall, bespoke fitted seating, exposed wood floor, 'French' doors to west facing garden, UPVC double glazed window overlooking the garden.

SITTING ROOM UPVC double glazed bay window, fitted bespoke cupboards and shelving, radiator.

FIRST FLOOR

LANDING Hatch with pull-down ladder and light.

BEDROOM 1 UPVC double glazed bay window, radiator.

BEDROOM 2 Two fitted wardrobes, UPVC double glazed window, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, wash-hand basin with cupboard under, low level w.c., part tiled walls, UPVC double glazed window, heated ladder style towel rail.

OUTSIDE

WEST FACING REAR GARDEN Area of decking with steps to paved patio, established flower and shrub borders, shed/bike store, gate offering rear access.

BOLSOVER ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
827 sq ft / 76.8 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
830 sq ft / 77.2 sq m



Ground Floor
415 sq ft / 38.6 sq m

First Floor
415 sq ft / 38.6 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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CH	Ceiling Height	
T	Hot Water Tank	
FF	Fridge / Freezer	
	Head Height Below 1.5m	
	Measuring Points	
S	Storage Cupboard	
W	Fitted Wardrobes	
	Garden Shortened for Display	



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