# 73 Bolsover Road, Hove, BN3 5HQ

## £425,000 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.

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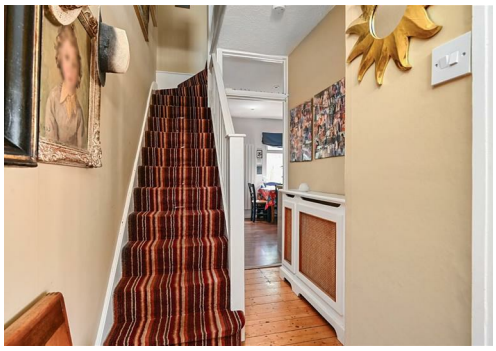
**Total approx floor area**
65.3 sq.m. (703 sq.ft.)

**Parking zone R**

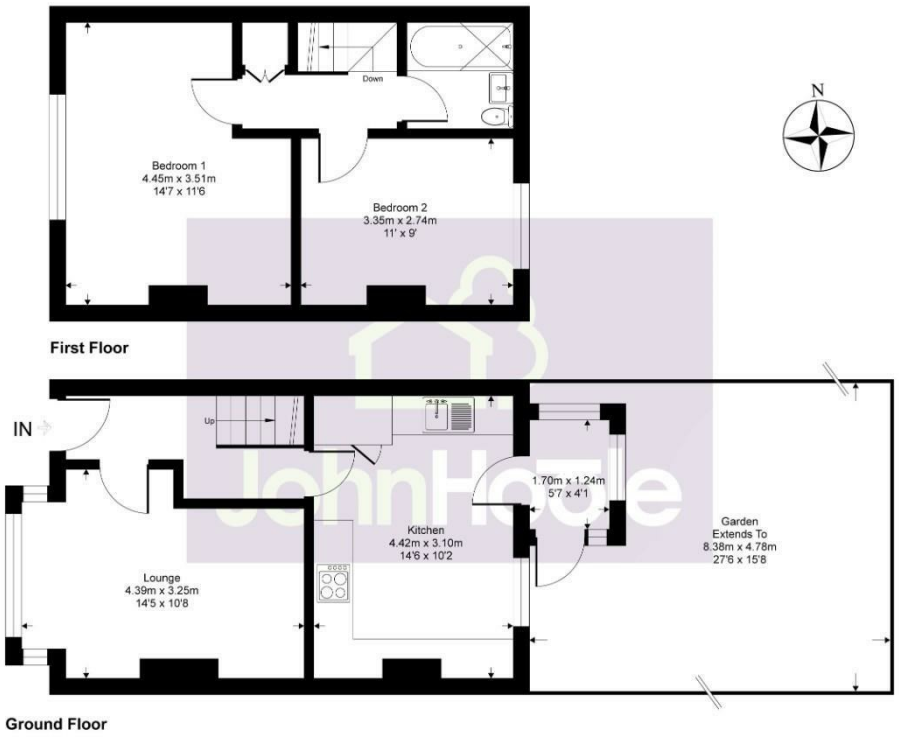
**Council tax band C**

**V1**



# Bolsover Road, BN3

Approximate Gross Internal Area = 65.3 sq m / 703 sq ft

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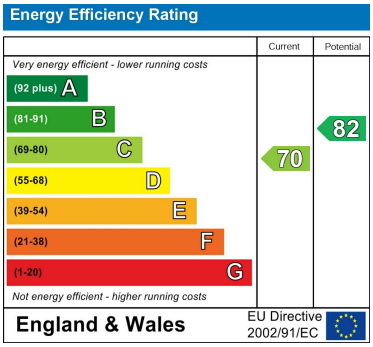


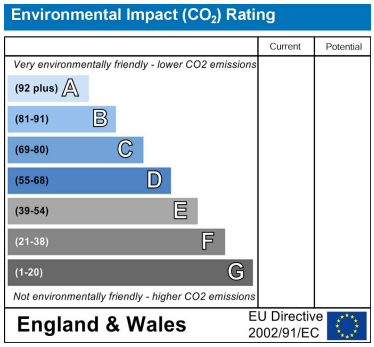


**IMPORTANT**

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

**IMPORTANT**

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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.

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