

39 Erroll Road, East Sussex, Hove, BN3 4QF

Spencer
& Leigh



39 Erroll Road, Hove,
East Sussex, BN3 4QF

O.I.R.O £450,000 - Freehold

- Semi detached home
- Requires modernisation
- Potential to further extend, STNC
- Three bedrooms
- Roof was replaced in 2022
- Front elevation windows replaced in 2019
- Popular residential location
- Wider than usual garden
- No onward chain
- Internal inspection recommended

Positioned in a charming location is this spacious three-bedroom semi-detached house. As you step inside, you'll be greeted by three reception rooms, offering ample space for entertaining or relaxing with your loved ones. The property boasts two bathrooms, ensuring convenience and comfort for all residents.

With 998 sq ft of living space, this home presents a fantastic opportunity for those looking to put their own stamp on a property. Although it requires modernisation, the potential to extend and create a truly bespoke living space is evident. The property has already been extended, providing additional room for your growing needs. The roof was replaced in 2022 and has the benefit of the remainder of the guarantee.

One of the standout features of this house is its wider-than-average garden. Imagine sunny afternoons spent in this outdoor oasis, perfect for gardening enthusiasts, children to play in, or for hosting summer barbecues with friends and family.

Don't miss out on the chance to transform this property into your dream home. With its prime location and abundance of space, this semi-detached house on Erroll Road is just waiting for someone to unlock its full potential. Contact us today to arrange a viewing and start envisioning the possibilities that this property holds for you.



Erroll Road is a popular location within Hove. The location is always considered to be excellent with local parks, Hove Seafront and local shopping facilities all within easy reach. Local road networks are easily accessible, as are commuter links by train.



Entrance
Entrance Hallway
Living Room
15'1 x 10'5
Dining Room
12'5 x 10'2
Kitchen
15'8 x 5'2
Conservatory
14'1 x 11'5
G/f Shower Room/WC
Stairs rising to First Floor
Bedroom
12'9 x 8'6
Bedroom
12'5 x 10'2
Bedroom
9'6 x 6'10
Family Bathroom
OUTSIDE
Rear Garden
Property Information
Council Tax Band C: £2,078.28 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Restricted on street parking - Parking Zone L
Broadband: Standard 16Mbps, Superfast 80Mbps & Ultrafast 1000Mbps available (OFCOM checker)
Mobile: Poor/Fair coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566
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Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(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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Erroll Road



Ground Floor
 Approximate Floor Area
 600.19 sq ft
 (55.76 sq m)

First Floor
 Approximate Floor Area
 397.83 sq ft
 (36.96 sq m)

Approximate Gross Internal Area = 92.72 sq m / 998.02 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.