

# Erroll Road

## Hove

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## About the property

An immaculately presented two double bedroom apartment, set within a well-maintained block moments from the seafront, with Hove Lagoon and the beach just a short walk away.

Beautifully finished in an elegant contemporary style, the apartment is light, airy and thoughtfully arranged throughout. The reception room offers a bright and welcoming living space, with west-facing windows drawing in natural light and an acoustic panelled feature wall adding warmth, texture and a stylish focal point.

The kitchen is equally inviting, combining modern décor with good-quality appliances and excellent natural light. A Juliet balcony provides a charming outlook over neighbouring gardens, creating a particularly pleasant and sunny setting.

Both bedrooms are well proportioned doubles, each enhanced by large windows and a bright, restful atmosphere. A modern, attractive bathroom and useful hallway storage cupboard complete the accommodation.

Erroll Road is a peaceful no-through road, enviably positioned close to Hove seafront and the wide range of leisure amenities surrounding Hove Lagoon, including sailing, paddleboarding, windsurfing and waterskiing. The regenerated seafront also offers a skatepark, paddle and tennis courts, beach volleyball and a selection of popular beachfront cafés and restaurants, including Rockwater and Babble.

Boundary Road, with its thriving mix of cafés, restaurants, bars and everyday amenities, is also within easy reach, while Portslade Station provides direct rail links to London and beyond.

## Erroll Road Hove



2

BEDROOM

1

RECEPTION

1

BATHROOM





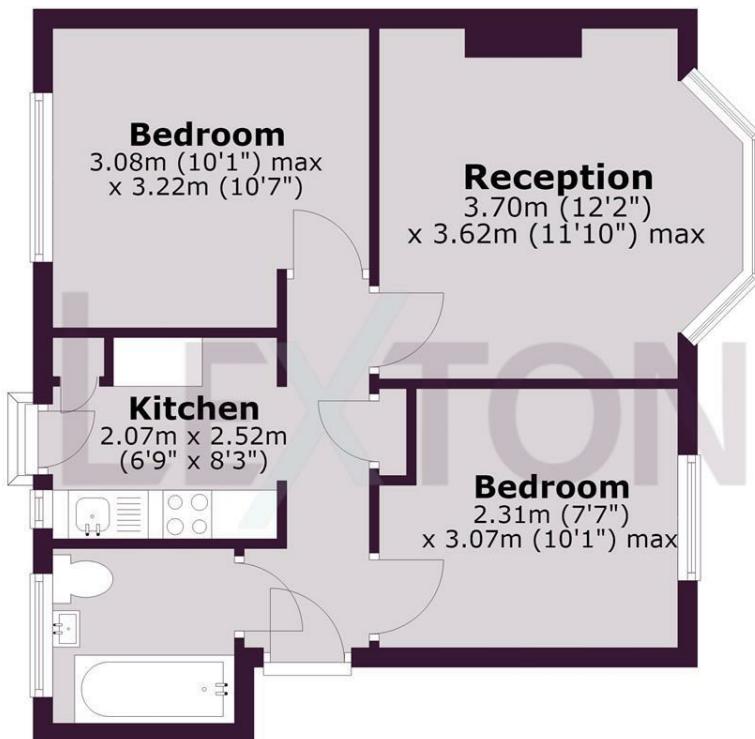




SCAN HERE TO OFFER ON THIS PROPERTY

### First Floor

Approx. 43.0 sq. metres (462.6 sq. feet)  
(excluding Balcony)



**Total area: approx. 43.0 sq. metres (462.6 sq. feet)**  
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	