**Bolsover Road** 

Hove





## We know just the place...



Bolsover Road is a wonderful two-bedroom, semi-detached house with a garden and a conservatory located in Hove. The property features an array of period characteristics, including high ceilings and a beautiful fireplace in the second bedroom. Bolsover Road is positioned less than a fifteen-minute walk from either Aldrington or Portslade Station, which is perfect for commuters.

On entering the property, you are welcomed into a generously sized reception room, featuring lovely cornicing and high ceilings, from here you have access to all ground floor rooms. Towards the rear of the property is the kitchen/dining area, the room is an excellent size and is contemporarily designed. Moving forward is the spacious conservatory, featuring double French doors leading into the garden. The ground floor also has a conveniently positioned W/C, excellent side property access and an under-stair storage cupboard.

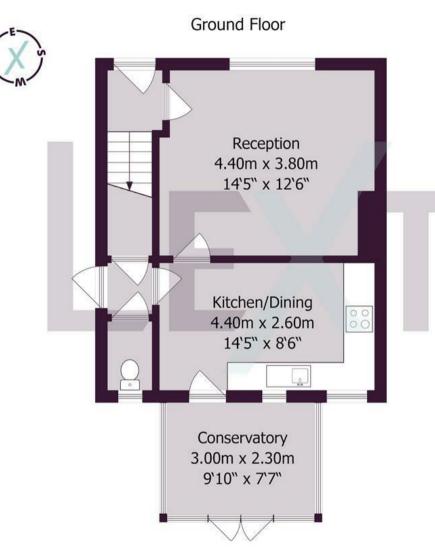
On the first floor, there are two good size double bedrooms, both are fitted with ample storage space. There is also a modern family bathroom, which is an excellent size and is fitted with both a bath plus standalone shower unit.

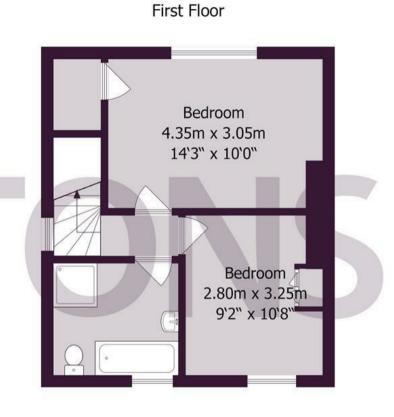
The properties garden is a lovely size, benefits from side access and is West facing. Positioned close to Station Road and New Church Road, the property has great access to a range of amenities. Bolsover Road is less than a ten-minute walk to Wish Park, Western Lawns and Hove Lagoon.



## Bolsover Road, BN3

## £450,000





Approximate gross internal floor area 77.5 sq m/ 834 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Meet us here... 174 Church Road Hove BN3 2DJ

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