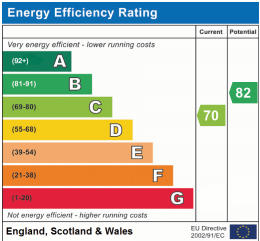
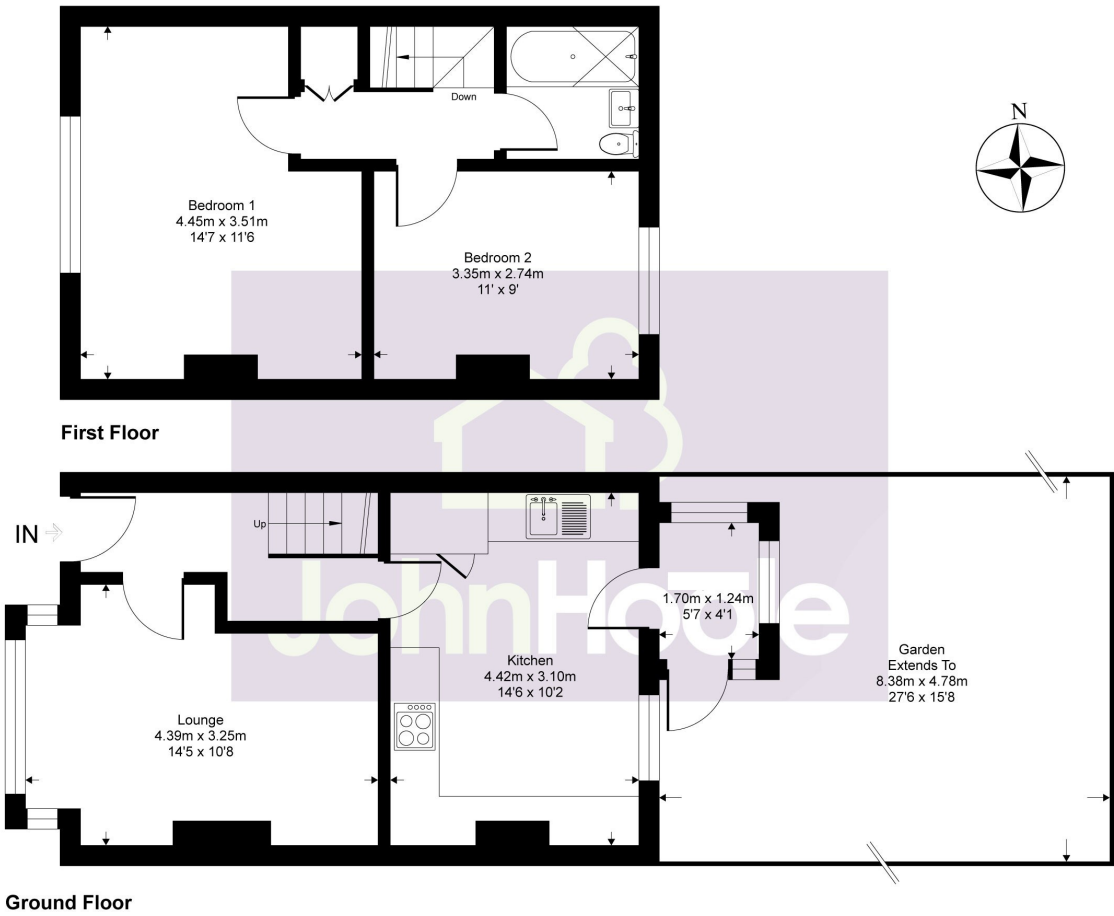




Bolsover Road, Hove, BN3 5HQ  
OFFERS IN EXCESS OF £500,000



**Bolsover Road, BN3**  
Approximate Gross Internal Area = 65.3 sq m / 703 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.







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.



- DESIRABLE LOCATION
- 2 BED MID TERRACED HOUSE
- EAST FACING PRIVATE REAR GARDEN
- PERIOD FEATURES INCLUDING TRADITIONAL FIREPLACE
- DOUBLE GLAZING THROUGHOUT & GAS CENTRAL HEATING
- EPC RATING C
- CLOSE TO PORTSLADE & ALDRINGTON TRAIN STATIONS
- 15 MIN WALK TO HOVE SEAFRONT
- NEW BOILER - INSTALLED 2025