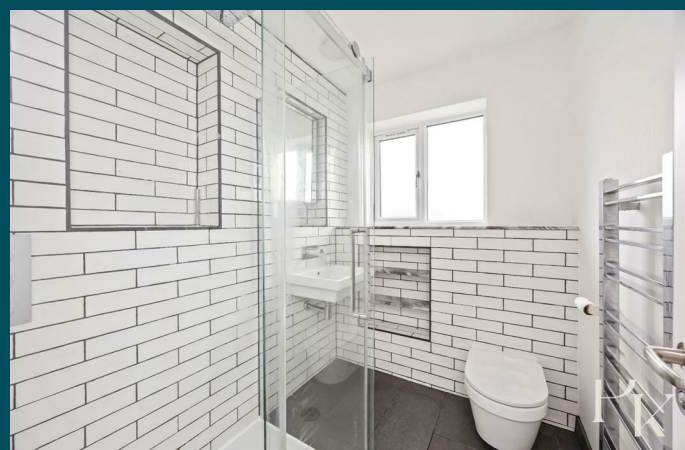
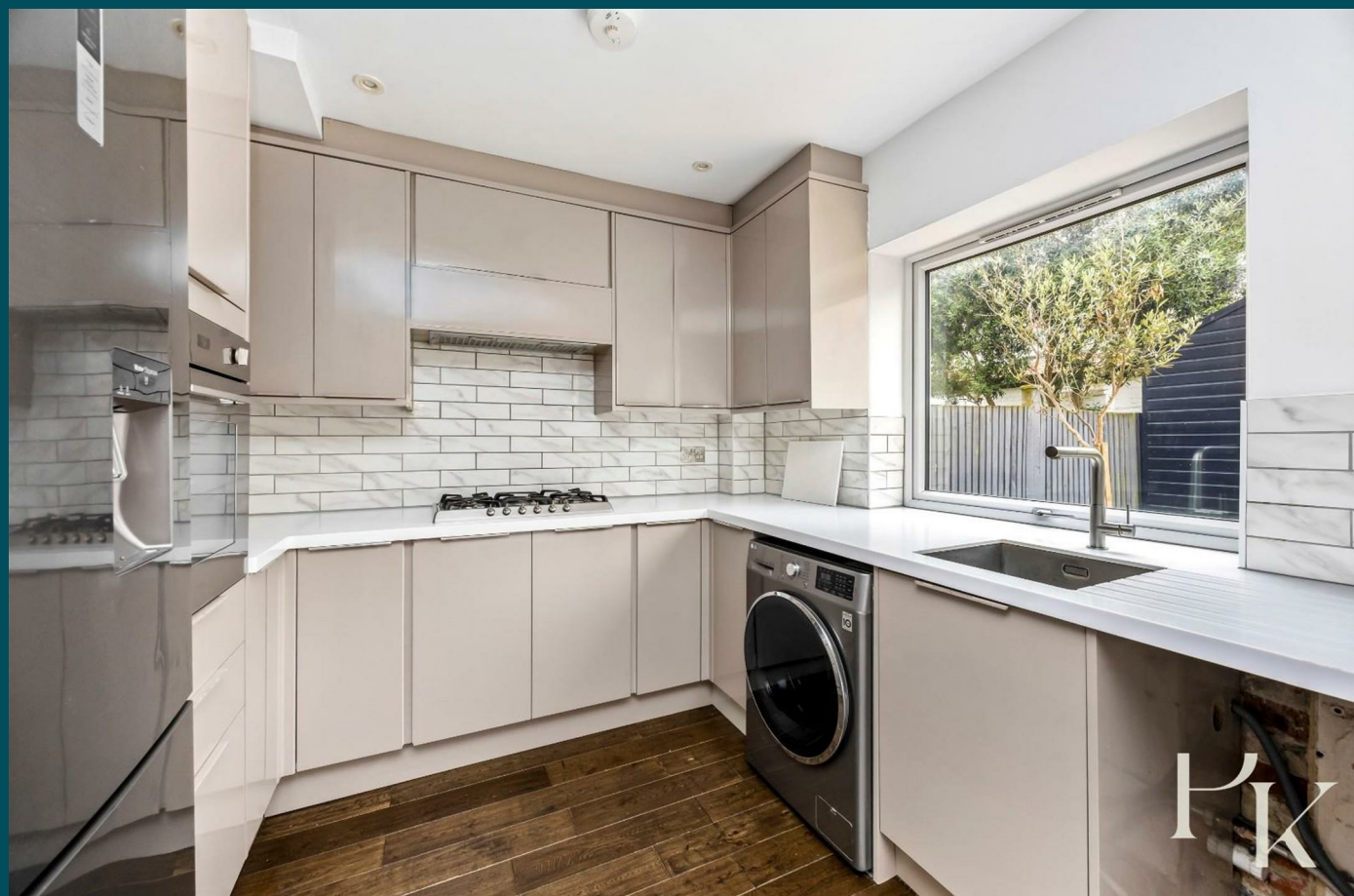




88 Erroll Road
Hove, BN3 4QG



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£2,100 Per month

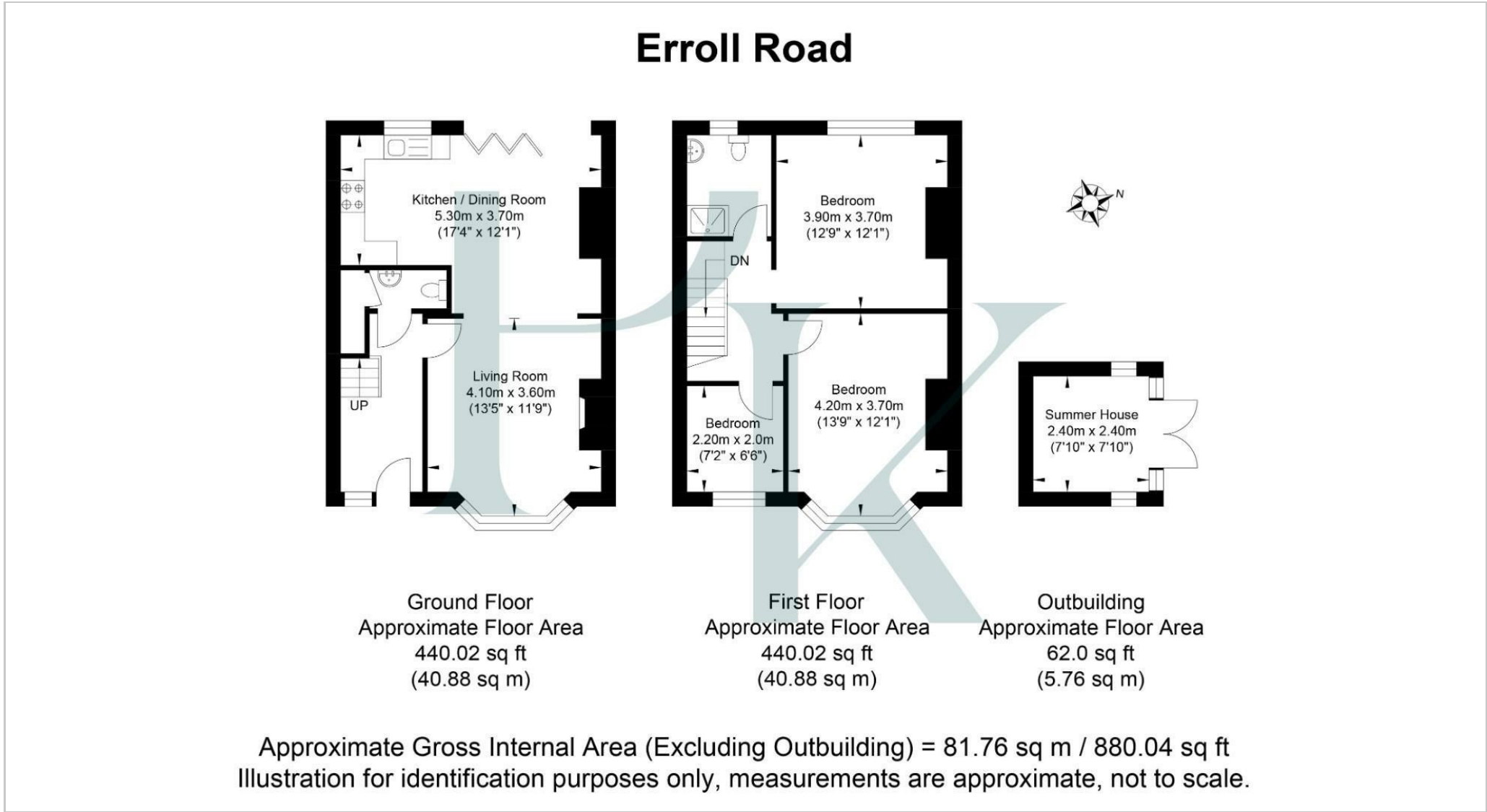
This beautifully presented three-bedroom family home on Erroll Road offers a perfect blend of modern style and period charm close to Hove Seafront.

Set over two floors with an additional garden room, the property boasts generous living spaces, a contemporary kitchen, and a bright, open layout ideal for modern family life. The home opens into a spacious living room featuring a white-painted brick fireplace, dark wood flooring, and a large bay window flooding the space with natural light. The room flows seamlessly into a dining and kitchen area, creating a superb open-plan layout ideal for entertaining. The modern kitchen is fitted with sleek cabinetry and bi-folding doors open directly onto the private rear west facing garden, perfect for indoor-outdoor living. Completing the ground floor accommodation is a handy cloakroom/WC.

Upstairs are three bedrooms, a generous principal bedroom with a bay window, a well-proportioned second double, and a versatile third bedroom ideal as a study or nursery. The family shower room is modern and well-appointed.

The favoured westerly aspect garden features a patio area for dining and a neatly kept lawn leading to a garden room which offers excellent potential as a home office or studio space.

Ideally positioned, the property enjoys close proximity to the wide range of amenities along Boundary Road, including supermarkets, coffee shops, pubs, and independent stores. Portslade Railway Station is just a short distance away, providing convenient connections to London, Brighton and beyond, while excellent bus links offer easy access to the city centre. The area is also well served by a selection of highly regarded schools, making this home an excellent choice for families and commuters alike.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson
Keehan