

37a Cowper Street

Hove BN3 5BP

Offers In Excess Of £375,000

- THREE DOUBLE BEDROOMS
- BATHROOM
- KITCHEN
- DOUBLE ASPECT LIVING/DINING ROOM
- PRIVATE STREET ENTRANCE
- POETS CORNER
- SHARE OF FREEHOLD
- PRESENTED IN EXCELLENT ORDER

Whitlock and Heaps are pleased to offer to market this delightful maisonette forming the first and top floor of this Victorian property being sold with a share in the freehold. The property is approached by a private street entrance and the 3 bedroom accommodation is presented in excellent order throughout with a bright south/west facing double aspect living room with a separate kitchen.

OUTGOINGS Share of freehold
 Lease: To be advised
 Maintenance: Adhoc basis

Situated in the favorable Poets Corner district of Hove being within a few minutes walk of Hove mainline station and seafront. An array of eateries, cafes and shopping facilities are within easy reach.

PRIVATE STREET ENTRANCE Stairs to first floor.

LANDING Radiator, stairs to top floor.

KITCHEN Incorporating stainless steel one and a half bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset four ring gas hob with stainless steel extractor over eye level double oven, integrated fridge/freezer and dishwasher, plumbing for washing machine, UPVC double glazed window, tiled splashback.

LIVING ROOM Double aspect being south/west facing with UPVC double glazed bay window, radiator, coving.

BEDROOM 1 UPVC double glazed window, radiator, coving.

BATHROOM White suite comprising panelled bath with shower over, wash-hand basin with cupboard under, low level w.c., heated ladder style towel rail, tiled walls and floor, UPVC double glazed window.

TOP FLOOR

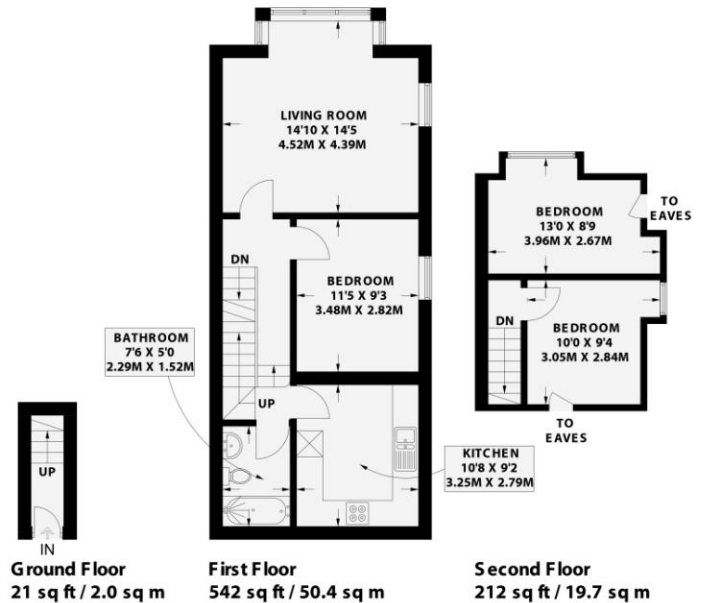
BEDROOM 2 UPVC double glazed window, eaves storage, exposed floorboards.

BEDROOM 3 UPVC double glazed window, radiator, eaves storage, exposed floorboards.

COWPER STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA
 775 sq ft / 72.1 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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CH	Ceiling Height	
T	Hot Water Tank	
FF	Fridge / Freezer	
—	Head Height Below 1.5m	
—	Measuring Points	
S	Storage Cupboard	
W	Fitted Wardrobes	
—	Garden Shortened for Display	

Portslade Branch
 48 Boundary Road, Portslade BN3 4EF
 portslade@whitlockandheaps.co.uk
 01273 422706

Hove Branch
 65 Sackville Road, Hove BN3 3WE
 hove@whitlockandheaps.co.uk
 01273 778577



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