



Portland Road, Hove, BN3  
£200,000

**ASTON  
VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Portland Road Road,

1 Bedrooms | 1 Bathrooms | 1 Living Room  
333 Sq Ft | West Hove

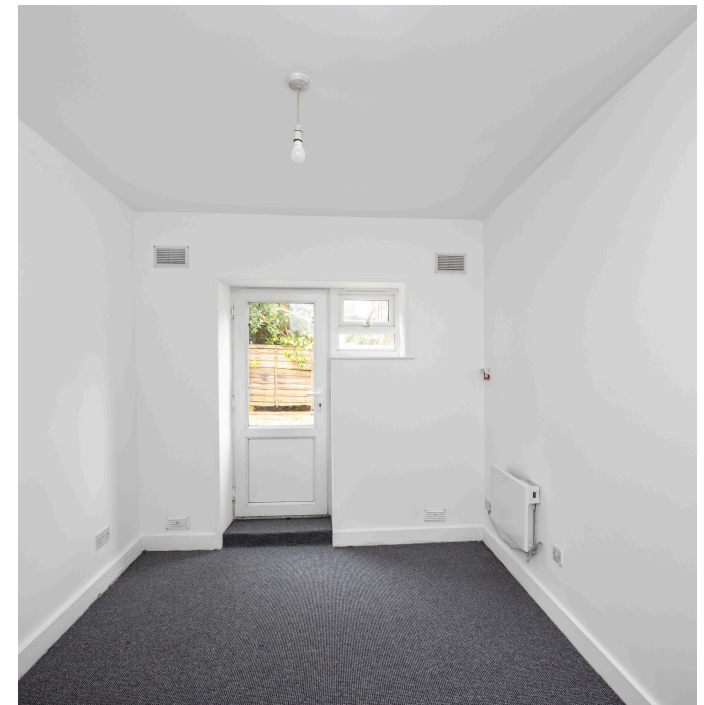
Offering a fantastic investment opportunity for both landlords and first-time buyers alike, this sweet, refurbished one-bedroom flat resides in fashionable West Hove, just moments from the beach and on the doorstep of Portland Road amenities. Indeed, you have The Westbourne gastro pub nearby and stylish Brød Wolf Coffee Shop next door, so there is a great energy to this area.

The communal ways are shared by two other residential homes, with this flat nicely tucked away from the hubbub to the rear of the ground floor, behind the commercial premises. This gives it sole access to the south facing patio garden, and this favoured aspect ensures the space is filled with natural light. Inside, it has been recently renovated with fresh white walls and new grey carpets, so you can put your own stamp on the place with furnishings and accessories.

- Ground floor patio flat in Hove
- South facing rear patio garden.
- Chain Free
- Portland Road amenities on your doorstep
- Portslade Station nearby
- Council Tax Band: A

Within the entrance hall, there is plenty of storage and a utility cupboard which keeps the washing machine noise out of the open plan kitchen and living room. The kitchen is streamlined in white running along one wall so as not to dominate the space, leaving ample room for a sofa and a small dining table and chairs. A door opens to the patio so you can spill outside for drinks and dining during the summer seasons, while allowing the cool breeze to flow through.

The bedroom sits adjoining the living room, also benefitting from garden access. This is a lovely double room, sharing the same smart yet neutral decoration, with space for a bed and freestanding furnishings. The shower room sits off the entrance hall with a monochrome scheme and a roomy corner shower with an electric system to ensure piping hot water at any time of day.







## LOCATION GUIDE

### Good to Know

Shops: Local 1 min walk, city centre 10 min bus ride

Train Station: Portslade Station 15 min walk, Hove Station 20 minute walk

Seafront or Park: Hove Lawns and the Seafront are a 8 min walk

### Education

**Primary:** West Hove

**Secondary:** Hove Park, Blatchington Mill, Cardinal Newman

**Sixth Form:** Varndean, BIMM, City College

**Private:** Brighton College, Brighton & Hove Girls

This homely apartment is situated in a popular area hosting a plethora of local shops. The entire area of Portland Road has seen huge regeneration in recent years with families flocking to live here. There are many fantastic foodie pubs in adjoining Poets Corner, and new, stylish shops and boutiques are popping up all the time. The city centre shopping districts, several beautiful parks and the clean beaches of Hove are also within easy reach, plus this flat also offers easy access to Portslade and Hove Stations, or the A27/A23 which have direct and fast links to the airports and London.



Approximate Floor Area  
333.68 sq ft  
(31.0 sq m)

Approximate Gross Internal Area = 31.0 sq m / 333.68 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.