



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

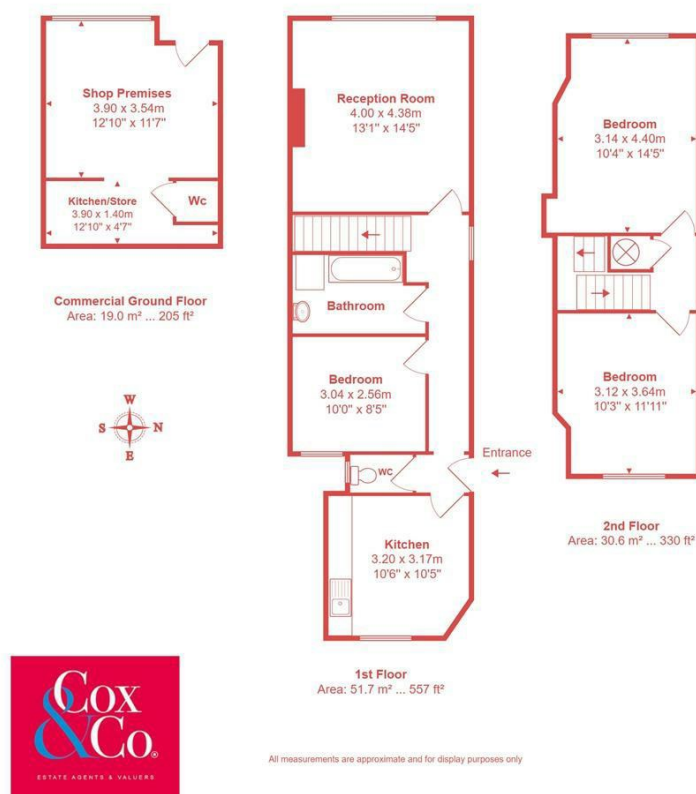
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- Freehold Property
- Excellent Location
- Three Bedroom Apartment 887 Sq Ft
- Great Transport Links
- Rental Value For Apartment £1,800 PCM
- No Chain
- Commercial Shop Front 205 Sq Ft
- Recently Modernised
- 0.2 Miles To Portslade Mainline Train Station
- Rental Value For Shop £600 PCM

Boundary Road, Hove

Price: £280,000 Freehold



Cox & Co. are pleased to bring to the market this fantastic investment opportunity. The property is located in Boundary Road Hove and consists of a three-bedroom, first and second-floor split-level apartment, the freehold to the building and the shop, which is located on the ground floor.

Rental Value Estimate For Apartment £1,800 PCM / Rental Value Estimate For Shop £600 PCM.

There is also a rear flat that is not connected with this sale; the lease on that property has approximately 95 years left unexpired.

The beautifully modernised first and second-floor apartment offers a stylish and spacious living environment in a highly sought-after location. Entering on the first floor, you are welcomed by a generous hallway filled with natural light. To the left, a contemporary kitchen with an east-facing window provides a bright and inviting space for cooking and dining.

Further along the hallway, you'll find a well-proportioned third double bedroom and a modern family bathroom. At the rear of the property, a large west-facing living room benefits from an abundance of natural light, creating the perfect space for relaxation and entertaining.

A staircase leads to the second floor, where two generously sized double bedrooms provide comfortable and versatile accommodation.

Ideally positioned just 0.2 miles from Portslade mainline railway station, residents can enjoy direct train services to Brighton and London city centres. Excellent bus links are also available nearby, ensuring easy access to both Brighton and Hove. The vibrant Boundary Road is just moments away, offering an array of independent shops, cafés, pubs, and restaurants.

An ideal home or investment opportunity in a thriving and well-connected area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	39	67
England & Wales		EU Directive 2002/91/EC