



ESTATE AGENTS & VALUERS

61 Boundary Road  
Hove  
Sussex  
BN3 5TD

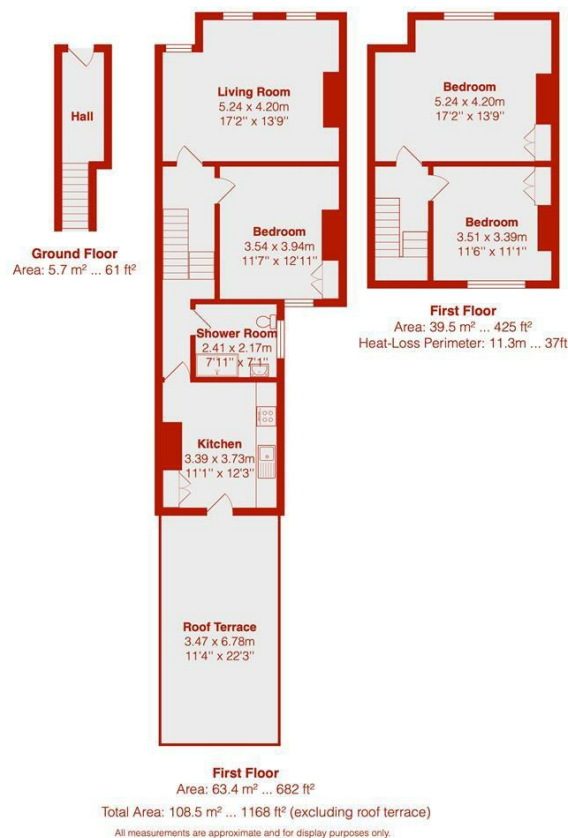
01273 00 99 66  
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- No Chain
- Three Bedrooms
- Private Entrance
- Gas Central Heating
- Share Of Freehold
- Roof Terrace
- New Kitchen and Bathroom.
- Close to Portslade Mainline Train Station

## Boundary Road, Hove

Price: £300,000 Leasehold - Share of Freehold



Occupying the first and second floors of this well-maintained building on popular Boundary Road, this superb three-bedroom maisonette offers generous proportions, a private entrance, and a roof terrace, combining the feel of a house with the convenience of apartment living.

As you enter through your own private front door at ground level, you're welcomed by a spacious hallway, providing an inviting sense of arrival and practical space for coats and shoes.

On the first floor, the modern fitted kitchen is positioned at the rear and offers direct access to the private roof terrace — a perfect spot for morning coffee or evening relaxation. Next to the kitchen, you'll find a contemporary shower room, while the first double bedroom sits centrally on this level. At the front of the property, the large living room features generous windows, creating a bright and comfortable space ideal for entertaining or unwinding.

The second floor hosts two further double bedrooms, both well-proportioned and full of natural light, offering flexibility for family living, guests, or a home office setup.

This home enjoys excellent proportions throughout and, with no neighbours above, it offers a unique sense of privacy and independence — truly feeling more like a house than a flat.

The property will be sold with a new 999 year lease on completion and a share of the freehold. Service charge and maintenance costs will be shared as and when required with the co-freeholder (owner of the flat below), with the percentage split to be confirmed.

Located moments from Boundary Road's array of shops, cafés, and amenities, and within easy reach of Portslade Station, local schools, and Hove seafront, this apartment perfectly blends space, style, and convenience in one of Hove's most desirable areas.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 69      | 74                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |