



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

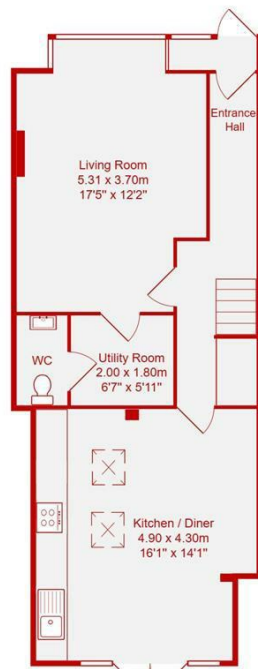
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- Extended Terrace House
- South Facing Patio Garden
- Large Kitchen/Breakfast Room
- Downstairs WC & Utility Room
- Garden Has Rear Access
- Three Double Bedrooms Over Three Floors
- Popular & Central Location
- Separate Lounge
- Good Size Family Bathroom
- Viewing Strongly Advised

Seaford Road, Hove

Price: £550,000 Freehold



Ground Floor
Area: 54.5 m² ... 587 ft²



First Floor
Area: 40.0 m² ... 431 ft²



Second Floor
Area: 22.5 m² ... 242 ft²



Total Area: 117.0 m² ... 1260 ft²

All measurements are approximate and for display purposes only.

Cox & Co are delighted to present this beautifully extended family home, arranged over three spacious floors and ideally located in the ever-popular West Hove area – just moments from Hove Lagoon and the beach. This is more than a home; it's a lifestyle opportunity not to be missed.

Set in a peaceful residential street yet close to vibrant coastal life, this charming property effortlessly combines character and comfort. High ceilings and period features have been thoughtfully retained and enhanced by the current owners, creating a warm, inviting atmosphere throughout.

The ground floor showcases a stunning full-width rear extension bathed in natural light thanks to its sunny southerly aspect and twin skylights. This space flows seamlessly into the garden, perfect for indoor-outdoor living, whether you're hosting summer barbecues or enjoying quiet weekend mornings. The kitchen/breakfast room is both practical and stylish, with solid wood countertops, underfloor heating, and a full wall of cabinetry offering ample storage.

On the first floor, you'll find two generous double bedrooms, including a principal suite with a full wall of built-in wardrobes. The second bedroom is currently used as a home office—ideal for those seeking flexible working options—and is served by a well-appointed family bathroom.

The converted top floor offers a bright and spacious third bedroom, with scope to add an additional shower room (as many neighbouring homes have done), adding even more versatility.

Additional benefits include a separate utility room, a ground-floor W/C, and excellent transport links into Brighton city centre and beyond.

Portslade mainline station is close by, offering fast and direct trains to London – making this an ideal spot for commuters and families alike.

Living in West Hove means being part of a welcoming coastal community, with excellent schools, independent shops, trendy cafés, and some of the best seafront walks in Sussex right on your doorstep.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC