



Portland Road, Hove BN3 5DL

welcome to

Portland Road, Hove

GUIDE PRICE £475,000 - £500,000 Tucked away in one of Hove's most desirable neighbourhoods, this beautifully finished ground-floor apartment perfectly combines period elegance with contemporary living, with both bedrooms benefitting from garden views.



Set within an attractive yellow-brick semi-detached house, the home features a generous bay-fronted living room adorned with high ceilings, ornate cornicing, a feature fireplace, and stripped wood floors that lend warmth and character. The main bedroom sits just behind the lounge and includes built-in storage, while a second spacious double bedroom lies towards the rear of the property.

The separate kitchen includes space for informal dining and opens directly onto a generous south-facing garden - perfect for entertaining or unwinding in the sun. The garden has been thoughtfully designed with decked and paved areas, a lawn, and a newly built, completed garden room, ideal for use as a home office, studio, or guest space.

With Hove train station, the seafront, and the bustling scenes of Portland Road and Church Road all within easy reach, this property is ideally placed for enjoying everything this vibrant place has to offer.

A rare opportunity to enjoy classic charm, outdoor space, and modern convenience - all within walking distance of the best Hove has to offer. The property is being sold with a share of freehold with no ground rent and no annual service charge.



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welcome to

Portland Road, Hove

- TWO BEDROOM GARDEN FLAT
- SHARE OF FREEHOLD
- DELIGHTFUL SOUTH FACING GARDEN
- NEWLY BUILT GARDEN ROOM
- CHARMING BAY-FRONTED WINDOWS IN LIVING ROOM
- NO CHAIN
- 996 YEARS LEFT ON LEASE
- CLOSE TO LOCAL SCHOOLS

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

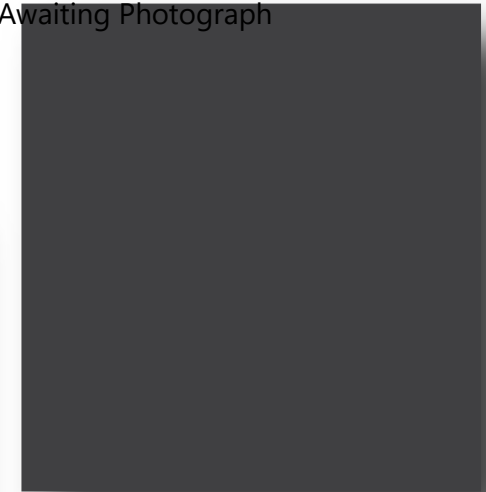
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£475,000-£500,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRH110016 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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