



45 PORTLAND ROAD

HOVE, BN3 5DQ

£220,000
SHARE OF FREEHOLD

Fantastic first floor apartment, moments from Hove Station. This superb apartment has been designed for modern day living with a great open plan bay fronted kitchen/living room, double bedroom and modern shower room. The contemporary fittings combined with bright and spacious rooms and a great layout make this the perfect property to move straight in. The property further benefits from no onward chain and a share of freehold.

Having been recently converted into five apartments, this beautifully presented late Victorian building is well located to enjoy all the City has to offer, along with having easy access to both Aldrington Station and Hove Mainline Station offering regular and direct links to London.

**Nicholas
James**
SALES LETTINGS AUCTIONS





Flat 4, Wallace House, 45 Portland Road

Approximate Gross Internal Area = 37.5 sq m / 404 sq ft

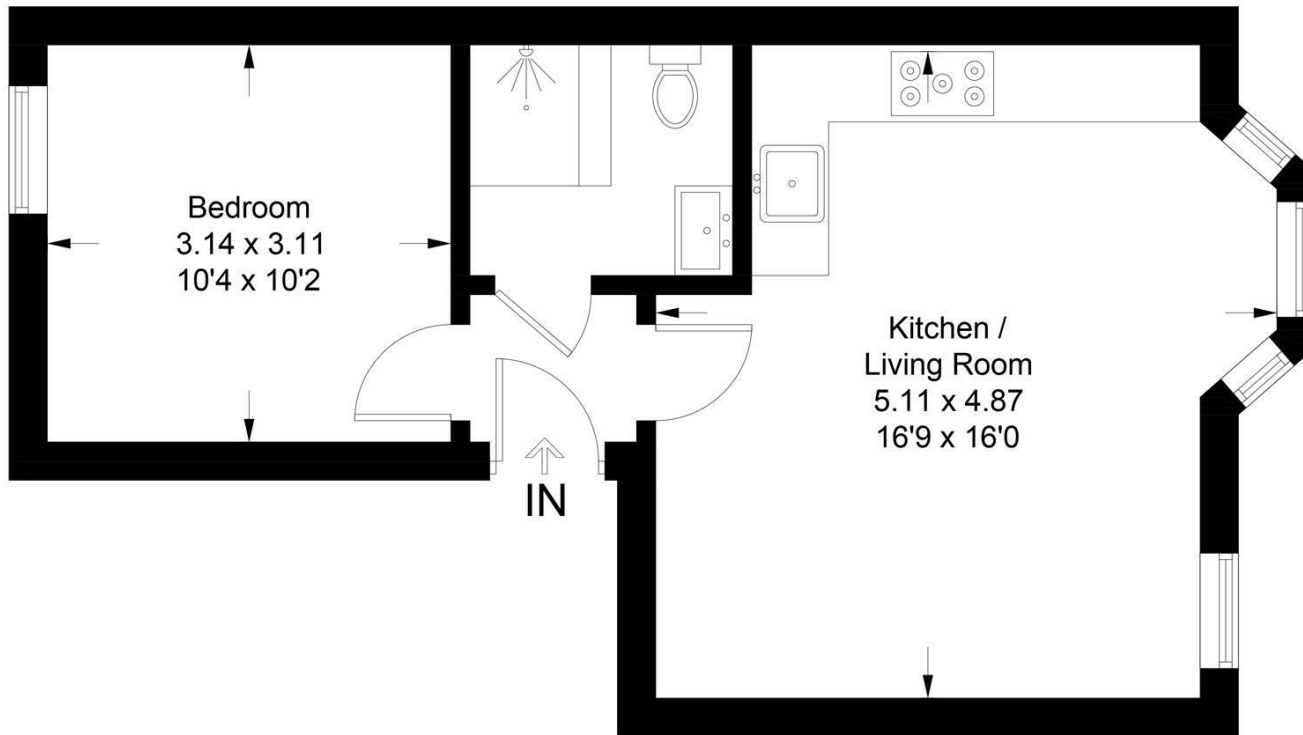


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207436)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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