



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

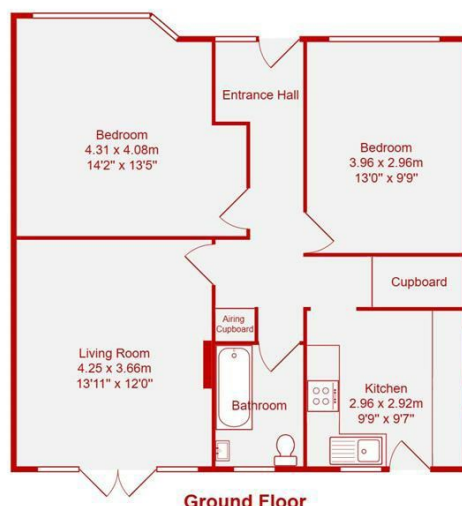
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- Stunning Large Ground Floor Garden Flat
- West Facing Rear Garden
- Own Street Entrance
- Good Size Modern Kitchen
- Good Decorative Order Throughout
- Two Double Bedrooms
- Private Off Street Parking
- Long Lease 178 Years
- Huge Front Garden With Potential to Create More Parking
- Seller Has Found A Property

Valley Road, Portslade

Price: £300,000 Leasehold



Total Area: 69.0 m² ... 743 ft²

All measurements are approximate and for display purposes only.

Cox & Co are proud to present this superb ground-floor, purpose-built two-bedroom garden flat, offering an excellent blend of space, natural light, and outdoor living.

Beautifully presented throughout, the property features two generous double bedrooms, a modern fitted kitchen, and a bright, spacious lounge with direct access onto a west-facing rear garden — ideal for enjoying afternoon and evening sun. To the front, a substantial garden offers exciting potential for creating off-street parking (subject to the necessary consents).

Positioned on Valley Road, just north of the highly sought-after Portslade Old Village, the property enjoys a peaceful residential setting while remaining close to local shops, amenities, and excellent transport links. Regular bus routes provide easy access to Hove and Brighton city centres, making this an ideal home for both commuters and those looking to enjoy the best of coastal living.

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		
	56	74
England & Wales		EU Directive 2002/91/EC