


# 102B Portland Road

Hove, BN3 5DN














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## *Asking price £240,000*





A spacious and unique one-bedroom lower ground floor flat, offering generous and versatile accommodation, a private patio and the particularly rare benefit of two off-road parking spaces and a large storage unit that is rented out for £150 pcm.

The property offers approximately 559 sq ft / 51.92 sq m of internal accommodation and has a great sense of space throughout. At its heart is an impressive open-plan kitchen, dining and sitting area, creating a sociable living space with clearly defined areas for cooking, relaxing and entertaining.

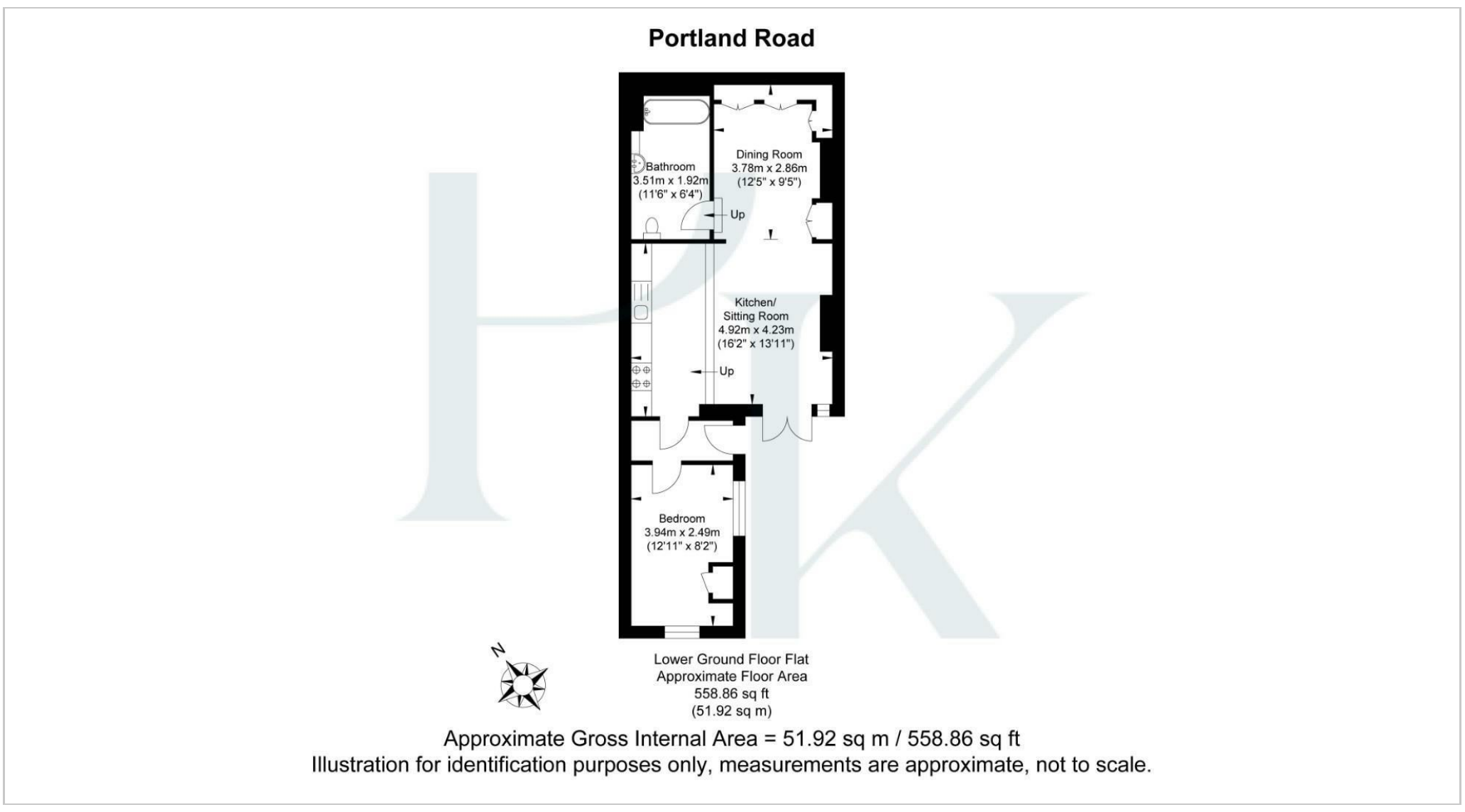
The kitchen is fitted with a good range of units and integrated cooking appliances, while the adjoining dining area enjoys direct access out to the private patio. Beyond this, the sitting area provides a comfortable separate space in which to unwind, with useful fitted storage.

Positioned to the front of the flat is a well-proportioned double bedroom measuring approximately 12'11" x 8'2", while the bathroom is particularly generous at approximately 11'6" x 6'4" and is fitted with a white suite including a full-sized bath with shower over.

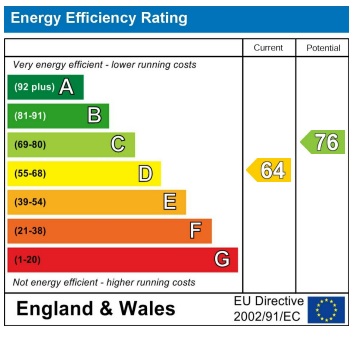
Outside, the property benefits from its own private patio, enclosed by an attractive flint wall and offering plenty of room for outdoor seating. Steps provide access up towards the rear, while to the front of the property are two off-road parking spaces – an unusual and highly valuable feature for a flat in Hove.

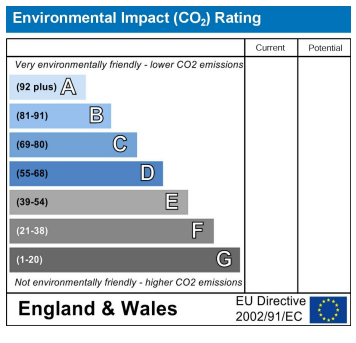
Situated on Portland Road, the property is well placed for the wide variety of shops, cafés and amenities found locally, while Hove seafront is also within easy reach.

Key features: one double bedroom; approximately 559 sq ft; spacious open-plan kitchen/dining/sitting room; generous bathroom; private patio; two off-road parking spaces; lower ground floor; popular Hove location.




Approximate Gross Internal Area = 51.92 sq m / 558.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.




Pearson Keehan