

**Boundary Road, Hove**

East Sussex

Guide Price **£270,000**



## Boundary Road, Hove

Ideally positioned in central Portslade with easy access to Portslade Mainline Station and Hove seafront, a well-presented TWO BEDROOM GROUND FLOOR APARTMENT with a generously-sized private REAR GARDEN and OWN ENTRANCE.

Located away from the main road at the rear of the property, this generously proportioned apartment offers the perfect balance of town-centre convenience in a quiet and secluded setting. The open-plan kitchen, dining and living area opens directly onto the large private garden and creates the ideal space for everyday living, unwinding and entertaining. Two well-sized double bedrooms and a bathroom fitted with a bath and overhead shower complete the accommodation.

Outside, the private rear garden presents a wonderful opportunity to create your own urban oasis. Currently laid out with a patio, lawn and mature planted borders, it also benefits from two useful sheds providing excellent garden and additional storage space.





### The Local Area

Conveniently positioned on the boundary of Hove and Portslade, this property is a short walk from Portslade train station, offering excellent mainline commuter links. Boundary Road provides a great selection of shops, bars, and cafés, while regular bus services connect you to the vibrant café culture of Hove's Church Road and onward to central Brighton. Within easy reach, Hove Lagoon caters to all ages with a range of water sports, while the nearby beach and promenade offer leisure facilities such as padel courts, beach volleyball, and a skate park. Vale Park features well-kept gardens, a popular children's playground, and a variety of community events throughout the year. Local schools include St Mary's Catholic Primary School, St Peter's Community Infant and Nursery School, St Nicolas' C of E Primary School and Brackenbury Primary.

### Further Information

The property is located in Parking Zone L, and the current Council Tax band is A, which was charged at £1,719.63 for 2026/27.

EPC rating - C / Council Tax - A / Parking Zone - L

Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website.

Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.

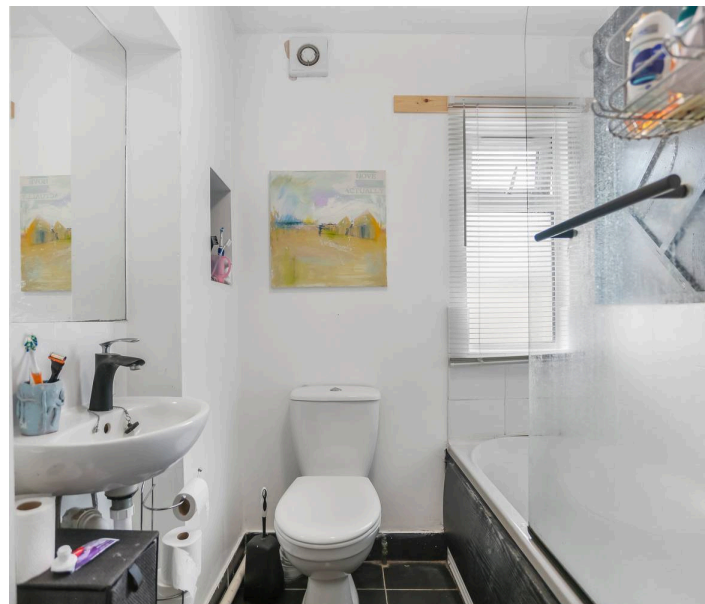
### TENURE & OUTGOINGS

Tenure: Share of Freehold

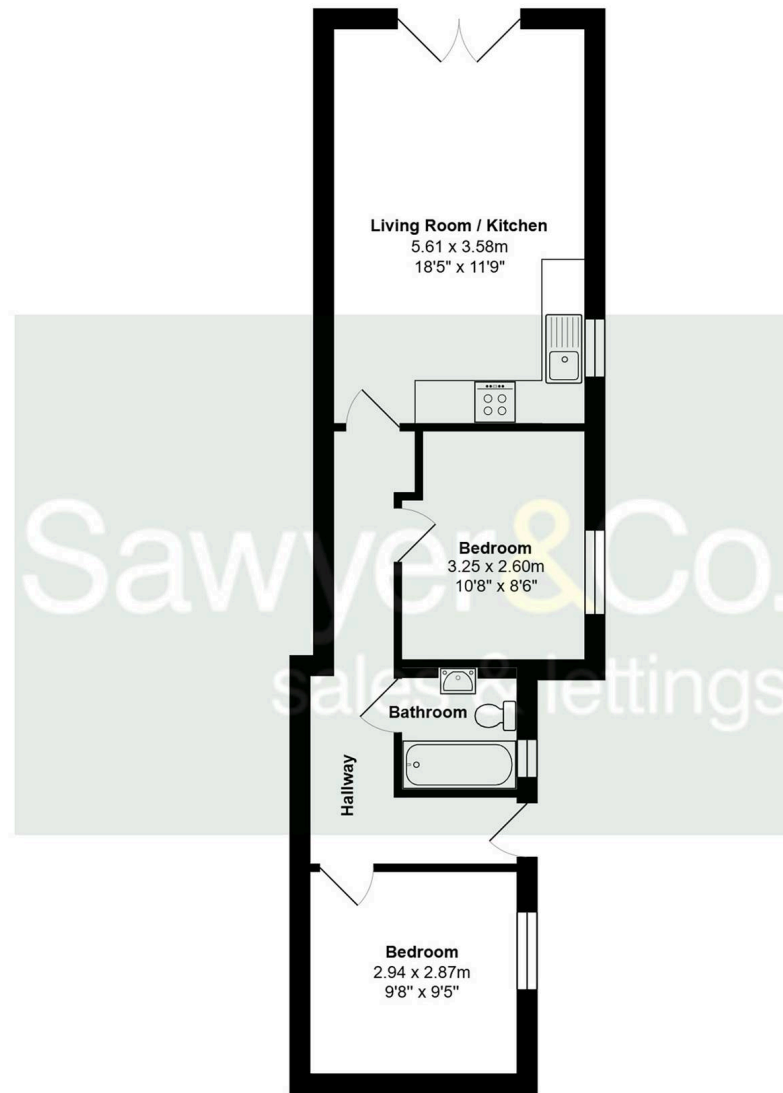
Unexpired term on lease - 246 years

Service Charge: Each property is responsible for its own maintenance.

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 49.4 m<sup>2</sup> ... 532 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.