



Wellington Road, Portslade

East Sussex

Guide Price £290,000 – £300,000



Ideally situated in central Portslade with easy access to Hove seafront and Portslade Mainline Station, a well-presented TWO BEDROOM SECOND FLOOR APARTMENT in a modern PURPOSE-BUILT BLOCK with a private ROOF TERRACE. Sold with NO ONWARD CHAIN.

Situated in the sought-after area of Portslade, this generously sized top-floor apartment offers stylish, contemporary living in a convenient location. The bright and spacious open-plan living, dining and kitchen area is filled with natural light, thanks to two large picture windows and patio doors that open onto a private roof terrace. The sleek, modern kitchen is fitted with glossy handleless units, enhancing the sense of light and space while creating an ideal setting for both everyday living and entertaining.

The property also features two well-proportioned double bedrooms, each with fitted wardrobes, along with a modern bathroom complete with a bath and overhead shower. Outside, the private roof terrace provides the perfect space for relaxing and hosting.

The Local Area

Conveniently positioned on the corner of Boundary Road and the seafront road, 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 not located in a controlled parking zone, and the building is a car-free development. The current Council Tax band is A, which was charged at £1,719.63 for 2025/26.

EPC rating - TBC / Council Tax - A

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

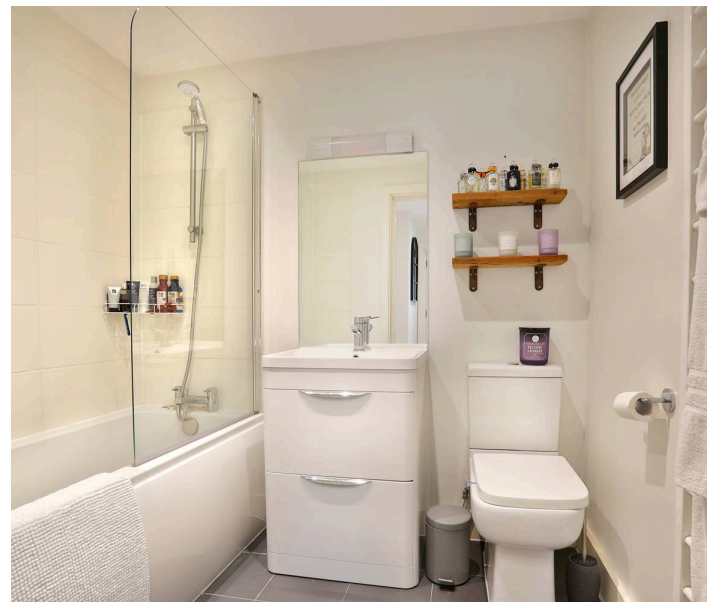
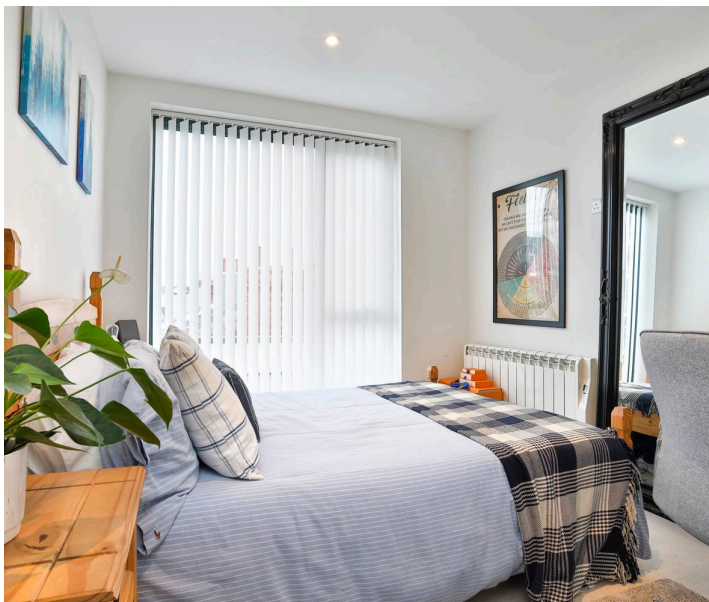
Tenure: Leasehold

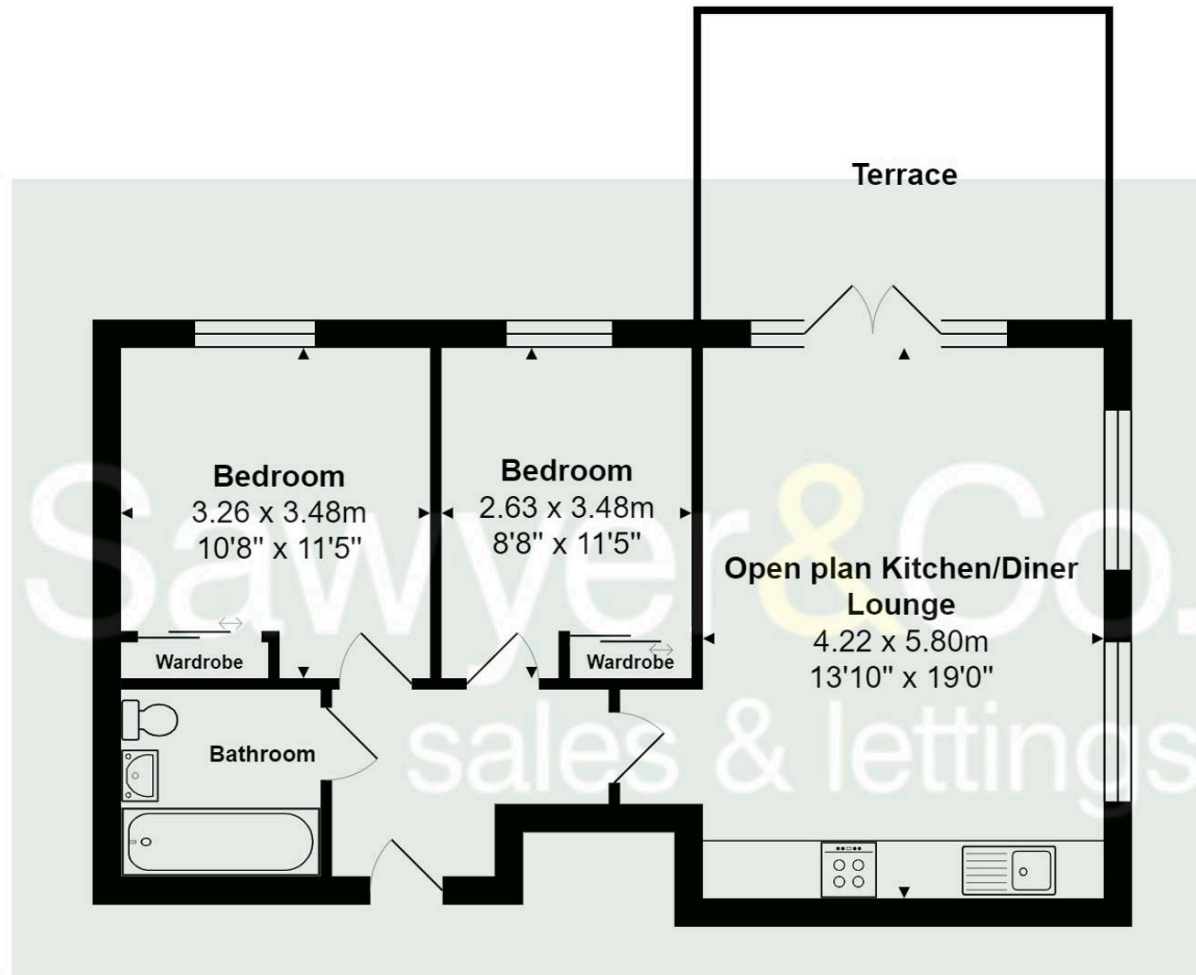
Unexpired term on lease - 114 years

Service Charge - £3,260.00.26 per annum

Ground Rent - £350 per annum

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





Total Area: 56.9 m² ... 613 ft² (excluding terrace)

All measurements are approximate and for display purposes only.



Sawyer & Co

52 Church Road, Hove - BN3 2FN

01273 778844 • enquiries@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective tenants that we have prepared these lettings 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.