203A Portland Road, Hove, BN3 5JA

£325,000 Share of Freehold

Nestled on the charming Portland Road in Hove, this delightful 2 bedroom ground floor flat offers a perfect blend of comfort & convenience. Ideal for those seeking a tranquil retreat, the property boasts a lovely private garden, providing an inviting outdoor space for relaxation or entertaining guests. The flat features 2 well proportioned bedrooms, making it suitable for small families, couples or individuals looking for extra space. The layout is thoughtfully designed to maximise natural light, creating a warm & welcoming atmosphere throughout. Available with a SHARE OF THE FREEHOLD & CHAIN FREE. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents

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Front door to:

Hallway
Wall mounted heating thermostat, doors to all rooms, built in storage cupboard, radiator, recessed spotlights.

Bathroom
Panelled bath with mixer tap, wall mounted shower over, wash hand basin with mixer tap, WC with push button flush, ladder style heated towel rail, tiled floor, part tiled walls, window to front with frosted glass.

Lounge
2x windows to front, feature fireplace, radiator.

Bedroom
Window to rear, radiator, 2x built in wardrobes.

Kitchen
Range of wall, base & drawer units with roll edge work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring hob with extractor over, integrated oven below, space for appliances, part tiled walls, tiled floor, built in storage cupboard, window to rear, door to rear garden.

Bedroom
Window to rear, radiator, wood effect flooring, built in storage cupboard.

Outside

Garden
A sunny garden benefitting from the morning and early afternoon sun with a patio seating area, section laid to lawn, timber shed, enclosed by timber fencing.

Total Approx Floor Area
55.3 sq.m (595.4 sq.ft)

Parking Zone R

Council Tax Band B

V2

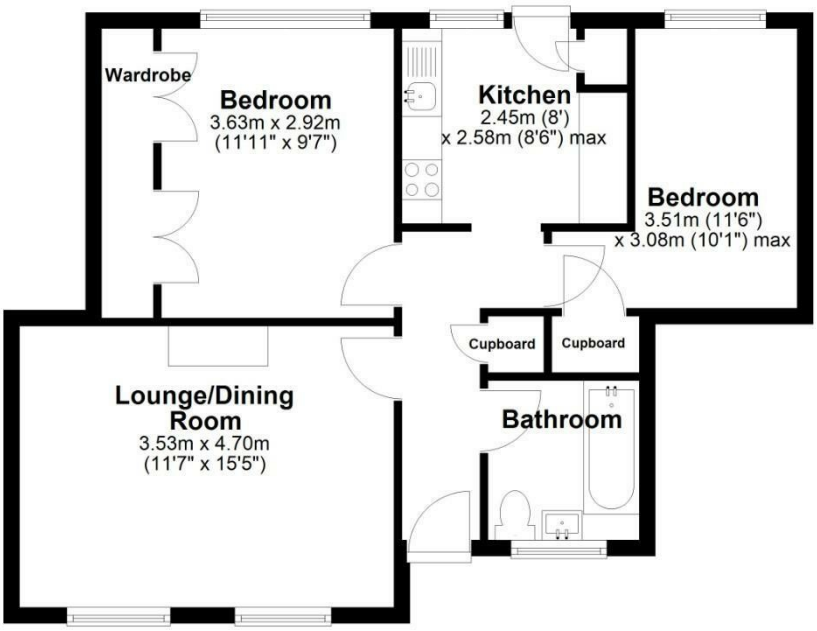
What the owner says:

"I've owned this property since 1988, and it has been fascinating to watch the area evolve over the years. Back then it was 'up and coming,' but today it's the heart of a vibrant community. I've seen the wonderful coffee shop culture and independent spirit of Central Hove steadily creep westwards, making this pocket of Portland Road a truly great area to live. Ideally situated within the catchment area for the highly regarded West Hove School, making it a perfect choice for young families. The flat is within easy walking distance of both Aldrington and Portslade train stations (perfect for London or Brighton commuters) and is served by major bus routes along Portland Road for quick access to the city center.
What I've always loved is the lifestyle it affords; I spent years enjoying the daily bike ride along the seafront into Central Brighton, and having the beach and local parks just a short stroll away was perfect for giving the children space to play and explore. The flat itself feels like a sanctuary (especially on hot summer days when it always stays remarkably cool); the garden is a beautiful morning and early-afternoon sun trap—perfect for a quiet coffee before the day starts. It's been a fantastic property that has stood the test of time, and I'm sure the next owners will enjoy the perfect balance of seaside living and city convenience as much as I have."

Run for
Strava
or it
doesn't
count

A
LX13
ST6

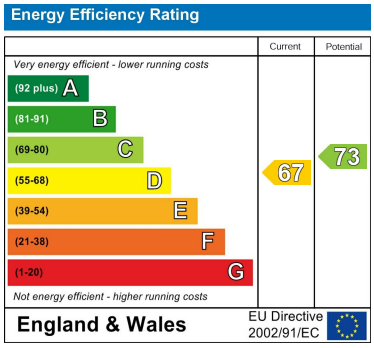
Ground Floor

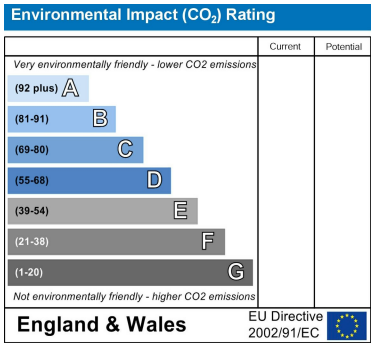


Total area: approx. 55.3 sq. metres (595.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Portland Road





IMPORTANT
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