



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

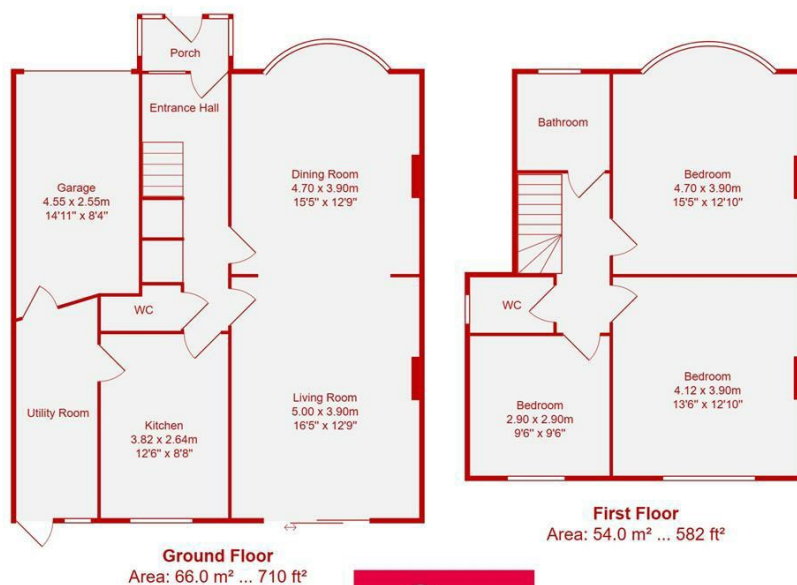
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- Three Bedroom Semi-Detached Family Home
- South Facing Rear Garden
- Close To Portslade Mainline Railway Station
- Separate Utility Room
- Central Location & Excellent Transport Links
- Garage & Off Road Parking For Multiple Cars
- Triple Glazing
- Downstairs W/C
- Spacious Bedrooms
- Potential To Extend (STP)

Old Shoreham Road, Portslade, Brighton

Price: £475,000 Freehold



Total Area: 120.0 m² ... 1292 ft² (excluding garage)
All measurements are approximate and for display purposes only.

A delightful and exceptionally spacious three-bedroom semi-detached family home, ideally situated on the highly sought-after Old Shoreham Road. Beautifully presented throughout, this attractive property benefits from triple glazing, off-road parking for two to three vehicles, a large south-facing garden, and well-proportioned accommodation perfect for modern family living.

Upon entering, you are welcomed by a generous entrance hallway, creating an immediate sense of space. A convenient ground floor WC is located off the hallway, while to the left is a superb open-plan lounge and dining area. This bright and versatile living space offers ample room for both relaxation and entertaining, with direct access to the sunny south-facing garden.

The modern fitted kitchen is positioned to the rear of the property and provides an excellent range of worktop space and storage. Leading from the kitchen is a practical utility area, ideal for housing a washing machine and tumble dryer. This useful space also provides access to the rear of the garage and the garden.

Outside, the impressive south-facing garden is a real feature of the home. Enjoying sunshine throughout the day, it offers a decked seating area, a generous lawn, and a patio area at the rear, creating the perfect setting for outdoor dining, entertaining, and family enjoyment.

The first floor comprises two substantial double bedrooms, a further well-sized double bedroom, and a contemporary family bathroom.

The property is located in this extremely popular residential area, conveniently positioned close to Boundary Road's excellent range of shops, cafés, and amenities. Well-regarded local schools, railway stations, and regular bus services are all nearby, while easy access to the A23 and A27 makes commuting straightforward. The shopping centres of both Hove and Portslade are also within easy reach.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC