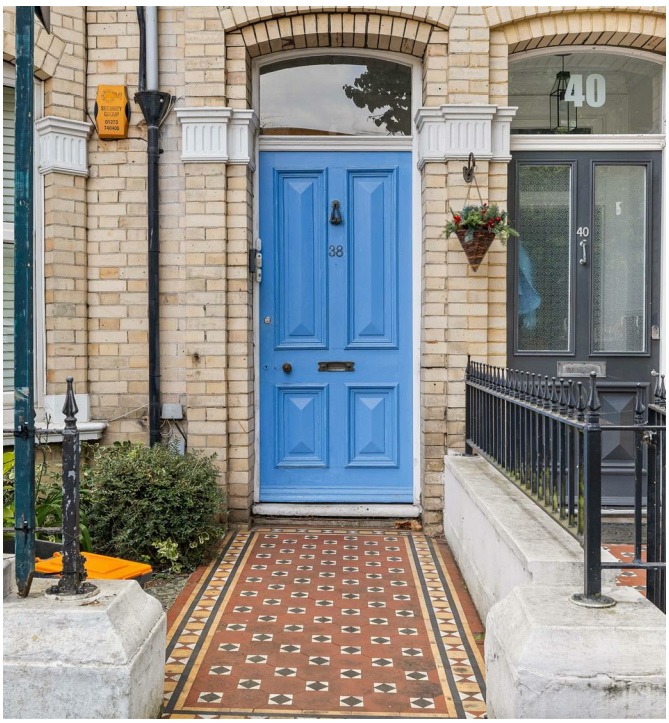


Portland Road
Hove

HEALY
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EST. 1990















Portland Road, Hove, BN3 5DL

£280,000

A delightful two double bedroom maisonette situated within a Victorian building, the property is thoughtfully arranged over the first and second floors, providing a spacious and inviting living environment. The property is sold with a share of the freehold, offering you greater control over the management of the building and there is no onward chain.

This property is an excellent opportunity for those seeking a spacious and well-appointed home and offers a perfect blend of period charm and modern convenience.

As you enter, you are greeted by a generous bay-fronted reception room, which boasts a charming period fireplace, creating a warm and welcoming atmosphere ideal for both relaxation and entertaining. The room is filled with natural light, enhancing the overall sense of space and comfort.

The separate modern fitted kitchen has an integrated oven and ceramic hob, there is appliance space and provision for a washing machine and there are views over the tree lined street below.

The good-sized bathroom is equipped with a shaped shower bath, one of the double bedrooms is on this level with a south facing window, it is filled with natural light. On the second floor there is an impressive double bedroom, also with ample natural light.

This property is fully double glazed, ensuring energy efficiency and a peaceful living experience, there are also new carpets throughout. With a new boiler installed in 2024, you can enjoy peace of mind knowing that the heating system is modern and efficient. The service charge operates on an ad hoc basis, meaning you only contribute when work is required, making it a practical choice for homeowners.

In summary, this maisonette on Portland Road presents an excellent opportunity for those seeking a stylish and comfortable home in the vibrant area of Hove. Furthermore, the property is offered with no onward chain, allowing for an easier purchase process.

Location

The apartment is located towards the end of Portland Road, near local shops and amenities and just moments away from Church Road and George Street thoroughfares, where you can find an entire range of bars, restaurants and shops catering for all needs, in addition there are also other local parades of shops in the area.

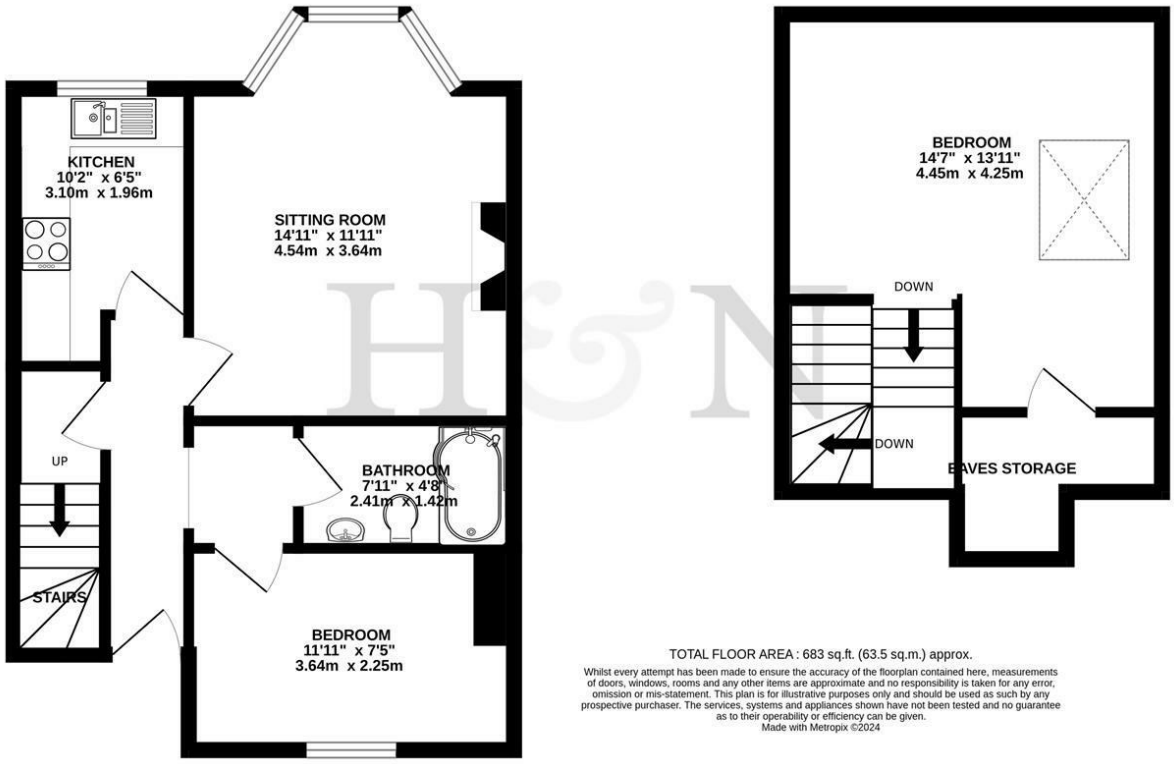
The property is just 0.6 miles away from Hove mainline station with two fast links to London each hour; the city centre of Brighton is fifteen minutes away by bus with approximately one bus leaving the area every three minutes. Hove Museum and Art Gallery is close by in New Church Road and less than half a mile to the south is Hove promenade and beach. Hove seafront has just completed a regeneration programme that includes sports and leisure facilities, activity, relaxation spaces and green spaces to increase biodiversity.

Additional Information

EPC rating: D
Internal measurement: 683 Square feet / 63.5 Square metres
Tenure: Share of Freehold
Service charge: Ad hoc, self managed.
Heating: Gas central heating, Vaillant boiler installed 2024
Council tax band: B
Parking zone: R

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 683 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.

2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).

3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.

4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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