



FOR SALE

28 Boundary Road
Hove, East Sussex, BN3 4EF



Key Features

- Separate well appointed 2 bedroom maisonette
- Self-contained retail / office unit
- Offered with vacant possession
- Private 20 metre garden to rear
- Freehold £450,000

Location & Situation

The property is situated on the eastern side of Boundary Road opposite the junction to St Andrews Road.

Boundary Road is a popular pedestrian and vehicular thoroughfare comprising a number of established and independent retailers.

Description & Accommodation

Hove - Mixed Use Freehold Investment

28A Boundary Road

This is a self-contained 2-bedroom maisonette, accessed to the rear via a side access gate, and comprises:

1st Floor - 49.20 sq m (530 sq ft)

Kitchen, lounge, bathroom and separate WC.

2nd Floor - 34.96 sq m (376 sq ft)

Two bedrooms & stairway landing with storage/loft hatch.

Total - 84.16 sq m (906 sq ft)

There is a circa 20m long rear garden.

28 Boundary Road

This is a ground floor lock up unit with rear access to the garden and last used as an office. The ground floor unit is 48.26 Sq m (519 sq ft)

Area	Sq Ft	Sq M
28A Boundary Road - 1st Floor	530	49.24
28A Boundary Road - 2nd Floor	376	34.93
28 Boundary Road - Ground Floor Retail Unit	519	48.22
Total	1,425	132.38



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Rateable Value

28A Boundary Road - Council Tax Band: B

Rateable Value (2026): £9,300

Occupiers will pay approximately 38% of this per annum.

EPC

28 Boundary Road: C-61
28A Boundary Road: D-62

Terms

The freehold is available at a guide price of £450,000.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.

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14 April 2026

