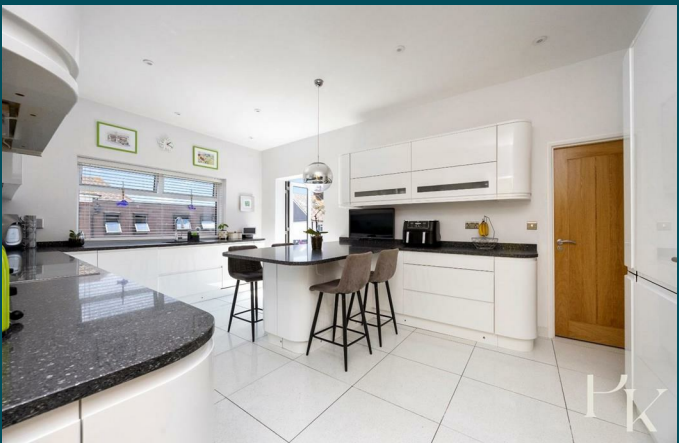




254A Portland Road

Hove, BN3 5QU

Offers over £415,000

Substantial 1,415 Sq Ft 3-Bed Maisonette | Private Roof Terrace | Entrance on St Heliers Avenue

Being Sold with No-Ongoing Chain, this large 1,415 sq.ft exceptionally spacious three-bedroom home with private roof terrace, brand-new 125-year lease, no service charge and no ground rent combining generous room proportions with stylish modern finishes.

The property is accessed via its own private entrance, with stairs leading to the main accommodation that feels like a house. At the heart of the home is a stunning open-plan kitchen and dining room, thoughtfully designed with sleek high-gloss cabinetry, quality integrated appliances, expansive worktops and a central breakfast island, creating a wonderful space for both everyday living and entertaining. Doors open directly onto the private roof terrace, seamlessly blending the indoor and outdoor spaces and allowing natural light to flood the room.

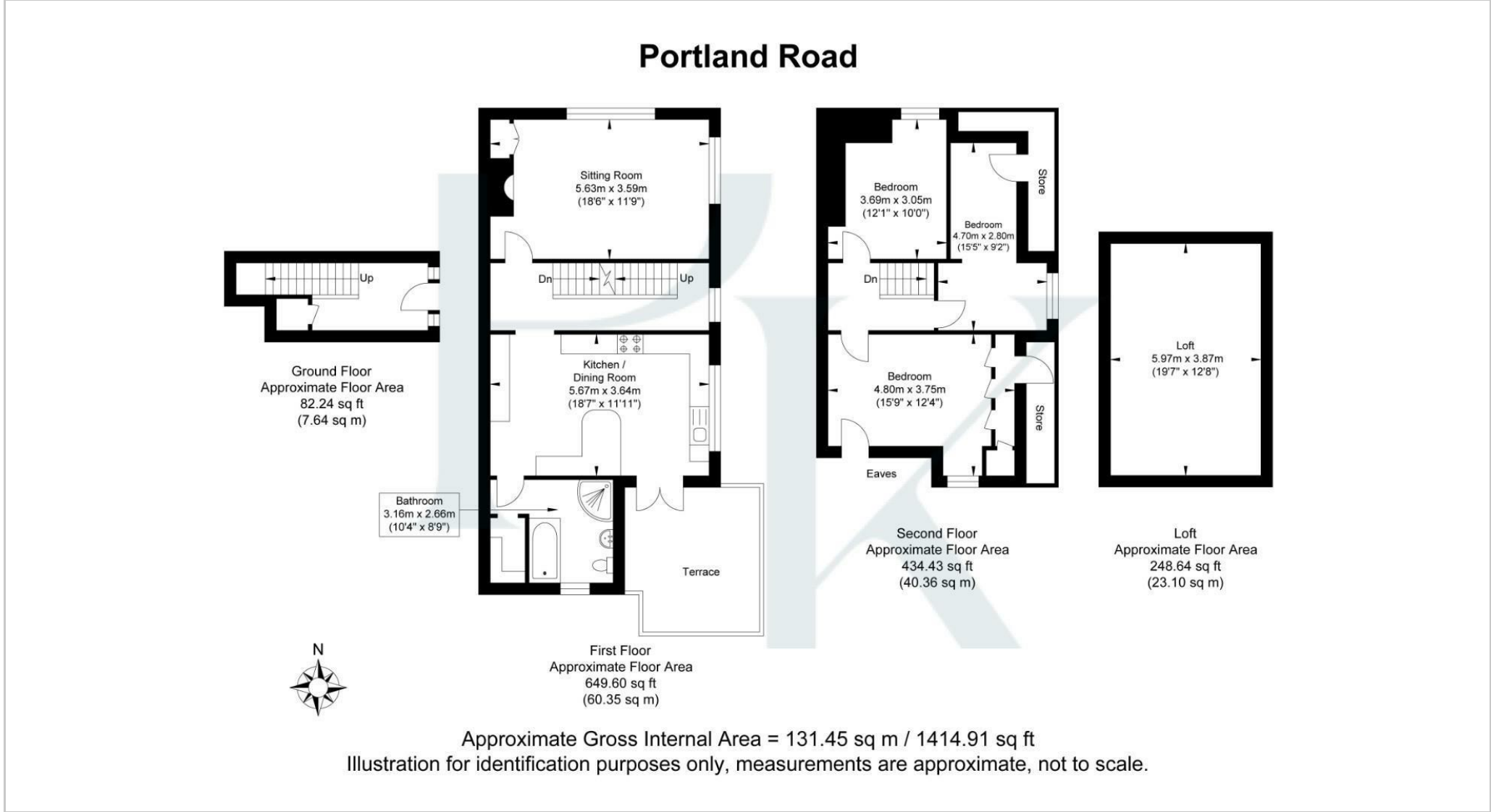
Also on this floor is an impressive living room, beautifully presented and generously proportioned, providing an inviting space to relax with dual-aspect windows ensuring the room feels wonderfully bright throughout the day. Completing this level is a luxurious family bathroom, finished to an exceptional standard with elegant marble-effect tiling, a contemporary suite, including a bath and separate walk-in shower.

The upper floor offers three well-proportioned bedrooms, each beautifully decorated and enjoying excellent natural light. The spacious principal bedroom provides a calm and relaxing retreat, while the remaining bedrooms offer excellent flexibility for children, guests or those working from home. Useful eaves storage further enhances the practicality of the accommodation.

Outside, the private roof terrace is a real highlight of the property, offering a delightful spot to enjoy a morning coffee, entertain friends or simply unwind in the sunshine. Beautifully arranged with attractive planting and space for seating, it provides a peaceful outdoor retreat rarely found with properties of this type.

Portland Road offers an excellent selection of independent cafés, restaurants, shops and everyday amenities right on the doorstep, while Hove seafront is within easy walking distance. Both Portslade and Aldrington railway stations are nearby, providing convenient links to Brighton, London and beyond, making this an ideal location for commuters and those looking to enjoy the very best of coastal living.

£0 SERVICE CHARGE | £0 GROUND RENT | 125-YEAR LEASE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	61

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson
Keehan