



ESTATE AGENTS & VALUERS

61 Boundary Road  
Hove  
Sussex  
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- Large Ground Floor Garden Flat with Private Entrance
- Private Rear Patio Garden
- Additional Lower Ground Office/Studio Space With Great Storage
- No Onward Chain
- Close To Local Bars, Restaurants and Local Shops
- Good Size Lounge & Living Space
- Lounge and Bedroom Fully Damp Proofed In 2024
- Lease Extension On Completion Of Sale
- Close To Portslade Mainline Railway Station
- Fantastic Location

## Boundary Road, Hove

Price: £225,000 Leasehold



Total Area: 83.5 m<sup>2</sup> ... 899 ft<sup>2</sup> (excluding patio garden)

All measurements are approximate and for display purposes only

Cox Co are pleased to bring this fabulous apartment to the market. Located on the corner of a Boundary Road. This property boasts generous space with high ceilings, which you notice immediately when entering the entrance hallway.

Flooded with natural light is the large living area to your right, yet modern with high walls and a street view. This generous space provides plenty of potential for versatile living as well as room for yourself and guests to enjoy. A trap door allows access to a basement downstairs that the Seller has been using as a studio.

This could be a second bedroom, an office space, another lounge or even something more creative. Regardless, it is hard to deny that this extra space has exciting potential that you can craft to suit your lifestyle. The kitchen, which you can access from the living area, enjoys walled cabinets which utilise worktop space and providing storage for all your necessities.

This property boasts a generous and well-lit double bedroom that has access to the spacious garden.

Current Lease Length - Lease Will Be Extended On Completion To Approx 156 Years.  
Service Charge - £600 Per Year

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		
	53	75
England & Wales		EU Directive 2002/91/EC