



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

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- **Converted First Floor Flat**
- **Open Plan Kitchen**
- **Lease Length 992 Years**
- **Popular & Central Location**
- **Two Bedrooms**
- **Shower Room & WC**
- **No Chain**

Stanley Road, Brighton

Price: £225,000 Share of Freehold



Cox & Co are pleased to bring this two-bedroom converted flat to the market.

The property is ideally located close to the popular Preston Circus and London Road district of Brighton with its various independent retailers, coffee shops, bars and restaurants.

This property is an ideal first-time purchase or even a possible buy-to-let investment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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	

