



- **First and Second Floor Maisonette**
- **Just Under 900 Square Feet of Internal Space**
- **Three Double Bedrooms**
- **Excellent Location**
- **0.2 Miles To Portslade Mainline Train Station**
- **No Chain**
- **Long Lease**
- **Recently Modernised**
- **Great Transport Links**
- **Freehold and Shop Front Available Subject To Negotiation**

Boundary Road, Hove

Price: £300,000 Leasehold



All measurements are approximate and for display purposes only

This beautifully modernised first and second-floor apartment offers a stylish and spacious living environment in a highly sought-after location. Entering on the first floor, you are welcomed by a generous hallway filled with natural light. To the left, a contemporary kitchen with an east-facing window provides a bright and inviting space for cooking and dining.

Further along the hallway, you'll find a well-proportioned third double bedroom and a modern family bathroom. At the rear of the property, a large west-facing living room benefits from an abundance of natural light, creating the perfect space for relaxation and entertaining.

A staircase leads to the second floor, where two generously sized double bedrooms provide comfortable and versatile accommodation.

This fantastic apartment comes with a long lease, and there is also the opportunity to acquire the freehold and the commercial unit below, subject to separate negotiation.

Ideally positioned just 0.2 miles from Portslade mainline railway station, residents can enjoy direct train services to Brighton and London city centres. Excellent bus links are also available nearby, ensuring easy access to both Brighton and Hove. The vibrant Boundary Road is just moments away, offering an array of independent shops, cafés, pubs, and restaurants.

An ideal home or investment opportunity in a thriving and well-connected area.

Lease Length - 150 Years

Service Charge - Paid as and when maintenance is required.

Ground Rent - Nil

