



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

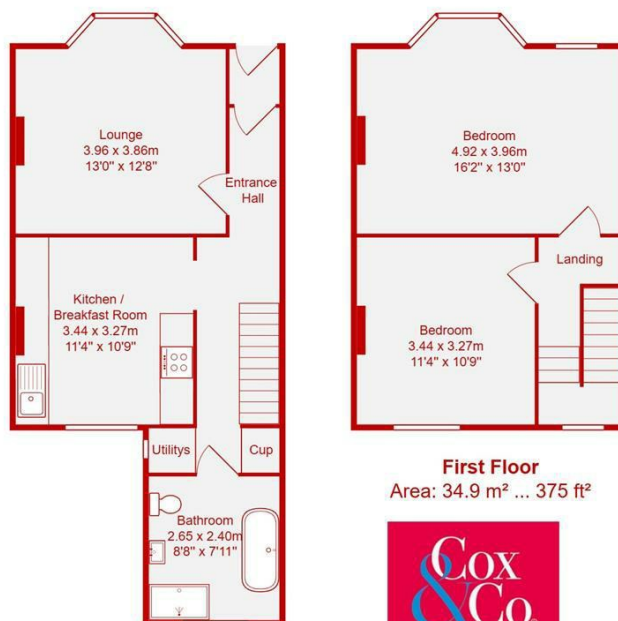
01273 00 99 66
coxandcohomes.co.uk



- Private Entrance
- Two Large Bedrooms
- Fantastic Living Space
- Great Location
- Close To Portslade Mainline Station
- First and Second Floor Maisonette
- Share of Freehold
- Potential To Create Roof Terrace (STNC)
- 839 Square Feet
- Close To Victoria Park

Trafalgar Road, Portslade

Price: £300,000 Freehold



Welcome to this beautifully presented first and second-floor apartment on Trafalgar Road, Portslade. Entering through your own private entrance on the raised ground floor, you are greeted by a spacious hallway, setting the tone for the generous proportions throughout the home.

To your right, the inviting living room has a large bay window, flooding the space with natural light and creating a bright and airy atmosphere. The living room also benefits from an open fire place. Moving through the apartment, the well-appointed kitchen offers ample storage, generous worktop space, and room for a dining table—perfect for both everyday living.

Towards the rear, you'll find a stylish and spacious bathroom, complete with a large bathtub and a separate walk-in shower. A convenient utility cupboard off the hallway houses the washing machine and tumble dryer, adding to the practicality of this home.

Ascending to the second floor, you'll find two generously sized double bedrooms. The impressive main bedroom spans the entire width of the property, while the second bedroom enjoys Westerly views, making it a bright and comfortable retreat.

A half-landing window enhances the natural light, and subject to the necessary consents, there is potential to create a private roof terrace above the bathroom—an exciting opportunity to enhance outdoor living space.

Located within walking distance to Victoria Park, Portslade mainline train station, and the bustling Boundary Road, this home is ideally situated for easy access to local shops, cafes, restaurants, and other amenities. With its combination of space, natural light, and ideal location, this home is perfect for those looking for comfort and convenience.

Service Charge – As and when maintenance is required.
Lease Length – 91 Years (Share of Freehold)

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 91 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (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 |