



ESTATE AGENTS & VALUERS

61 Boundary Road  
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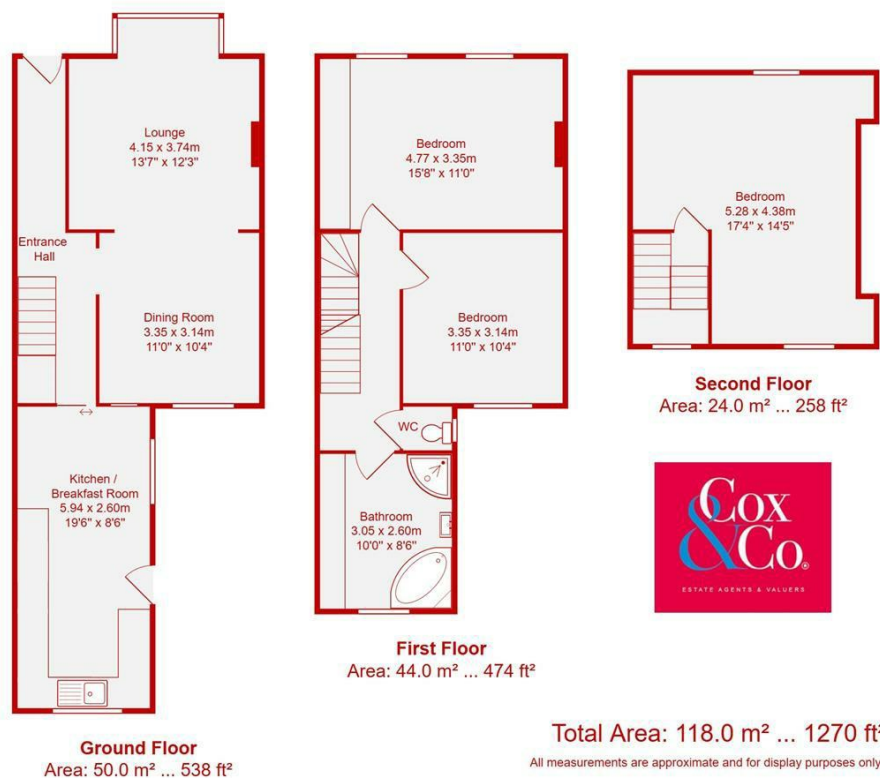
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- No Chain
- Three Double Bedrooms
- Spacious Living
- Close To Portslade Mainline Station
- Large South Facing Garden
- In Need Of Modernisation
- Great Location
- Great Transport Links

## St. Andrews Road, Portslade

Price: £525,000 Freehold



Welcome to this delightful three-bedroom mid-terraced house, ideally situated on the ever-popular St Andrews Road in Portslade. Benefiting from generous living space, large bedrooms and a fantastic south facing garden, this house is a blank canvas in need of some modernisation and is offered with no chain.

As you approach the property, you are greeted by a well-kept front garden. Step through the front door into a spacious and welcoming hallway that benefits from under stair storage.

To your left, you'll find a large living and dining area — a fantastic space for entertaining or relaxing. Towards the rear of the ground floor, the kitchen offers ample countertop space, plenty of storage, and room for a dining table, making it the true heart of the home.

From here, you can access the beautifully maintained south-facing garden. A private suntrap that's perfect for outdoor dining, gardening, or soaking up the sunshine.

Upstairs on the first floor, brand new carpets have been laid. You'll find two generously sized double bedrooms, alongside a spacious family bathroom that is ready for modernisation, and a separate W/C for added convenience. The second floor hosts the third double bedroom, bathed in natural light and offering a quiet retreat with rooftop views.

This well-proportioned home is superbly located just a short walk from Portslade mainline train station, offering excellent links into Brighton and beyond. You'll also benefit from great bus connections and easy access to the vibrant Boundary Road with its array of shops, cafés, pubs, and restaurants.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC