



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
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- Spacious First and Second Floor Maisonette
- No Chain
- Share Of Freehold
- Immaculately Presented
- Private Entrance
- West Facing Front Garden
- 935 Square Feet
- Great Location

St. Leonards Road, Hove

Price: £450,000 Leasehold - Share of Freehold



Situated on the highly sought-after St Leonards Road in Hove, this generously proportioned three-bedroom maisonette offers stylish and comfortable living across the first and second floors of a charming period property. Benefitting from private west-facing outdoor space to the front, this home beautifully blends character with contemporary finishes.

As you step inside, you're welcomed by a spacious entrance hallway, providing a practical space to hang coats and store shoes. Stairs lead up to the first floor, where you'll find a modern kitchen to the rear, complete with ample worktop space and storage. A separate W/C is conveniently located nearby.

Towards the front of the first floor sits a spacious double bedroom featuring a large east-facing window, perfect for capturing the morning sun. At the very front of the property is the impressive living room – a bright and expansive space that spans the full width of the home, complete with a striking west-facing bay window that floods the room with natural light throughout the day.

The second floor continues to impress, hosting the substantial primary bedroom to the front – another full-width double with a large west-facing window. The modern family bathroom is immaculately presented with a shower-over-bath, W/C, and basin. Completing this floor is the third bedroom, another well-proportioned double, ideal for guests, a home office, or a growing family.

This home enjoys a fantastic location just a short walk from Portslade mainline train station, offering direct routes to London and beyond. Excellent bus links into central Brighton and Hove are right on your doorstep via the 1X route, with journey times of just 10–15 minutes. Boundary Road is just moments away, offering a vibrant mix of shops, cafes, eateries, and the popular micro pub, The Foghorn.

Leasehold with a share in the freehold
Lease 157 Years Remaining
Service charge – Ad Hoc and approximately £450 Per Year for building insurance.

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		
England & Wales		EU Directive 2002/91/EC
	58	78