



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

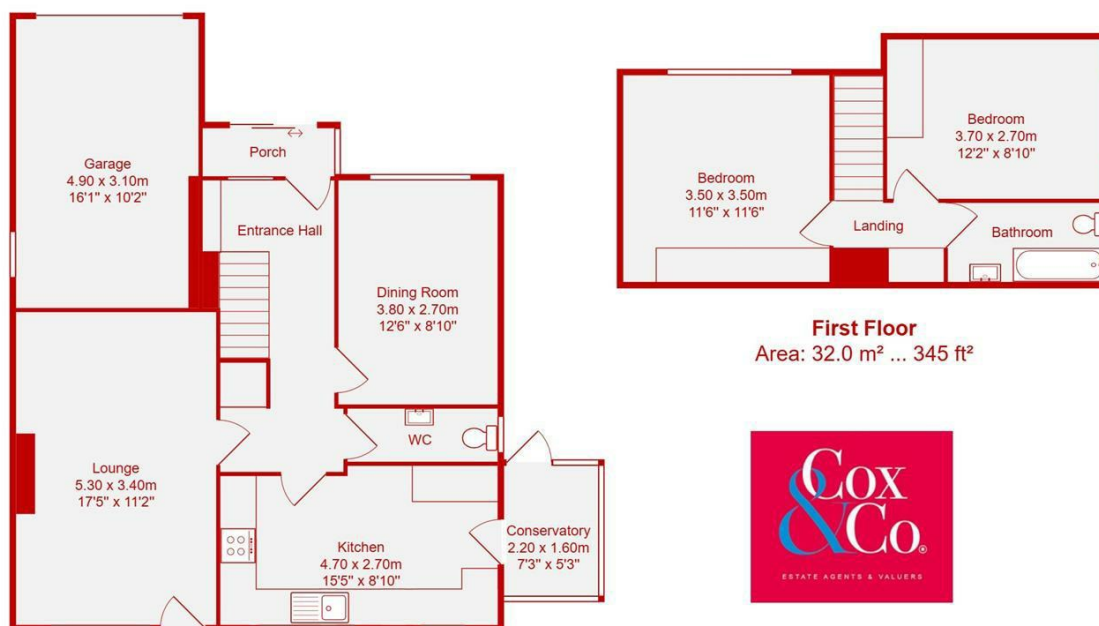
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- Detached Family Home
- Three Bedrooms
- Fantastic West Facing Rear Garden
- Popular Location
- Ideal Property for a Buyer Looking to Improve or Design a Home
- Property Requires Refurbishment
- Bathroom plus a Separate Cloakroom/wc
- No Chain
- Private Driveway & Garage
- A Must View Property

St. Helens Crescent, Hove

Price: £475,000 Freehold



Cox & Co are delighted to bring to market this spacious detached family home, situated close to Hangleton Valley Drive in Hove. Requiring modernisation and redecoration, the property offers fantastic potential and is available with no onward chain.

Set across two floors, the accommodation includes three bedrooms, a family bathroom, a ground floor cloakroom/WC, a welcoming entrance hallway, a large lounge/dining room, a kitchen/breakfast room, and a lean-to.

Outside, the home benefits from a private driveway, a garage, a well-maintained front garden, and a generous west-facing rear garden – perfect for enjoying afternoon sun. Additional features include gas central heating, ample storage, and far-reaching westerly views from the rear-facing windows.

Positioned in a peaceful residential area, the property is conveniently close to local shops, bus routes, and open green spaces.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	49	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC