



ESTATE AGENTS & VALUERS

61 Boundary Road
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- Period Extended Terraced House
- Four Bedrooms
- Close to Mainline Railway Station
- Two Bathrooms (One Ensuite)
- Very Well Presented Throughout

- Generous South Facing Garden
- Modern South Facing Kitchen/Diner
- Through Lounge/Diner
- Popular Location

St. Andrews Road, Portslade, Brighton

Price: £650,000 Freehold



Cox & Co are pleased to bring this beautifully presented period home to the market, which has been tastefully modernised and finished to a high specification throughout. The ground floor features solid engineered wood flooring and benefits from an impressive open-plan living and dining area, created by the removal of the original dividing wall. This expansive 25ft reception space features a charming bay window and opens directly onto the south-facing garden, providing excellent natural light and a seamless flow.

At the rear of the property, you'll find a sleek, contemporary galley-style kitchen/diner, complete with quartz-style worktops and a full range of integrated appliances including a Bosch oven, gas hob, extractor fan, fridge/freezer, and washer/dryer. The bright dining area enjoys a southerly aspect and opens out onto a timber deck via bi-fold doors, ideal for entertaining and enjoying seamless indoor-outdoor living.

A convenient cloakroom with a WC is located beneath the stairs. The staircase, featuring a glass-panelled balustrade and neutral carpeting, leads to the first and second floors.

The first floor comprises three bedrooms and a stylish family bathroom, complete with a bathtub, separate shower cubicle, wash basin and a separate WC. The second floor is a converted loft, now a spacious principal bedroom with an en-suite shower room.

To the front, the property boasts a private garden laid with grey slate shingle for low-maintenance appeal. The generous rear garden enjoys a sunny southerly aspect and is mainly laid to lawn, complemented by a large timber deck – perfect for alfresco dining. At the far end is a versatile timber cabin with mains electricity, making it an ideal space for working from home or pursuing hobbies.

Nestled in a quiet residential street just off the ever-popular Boundary Road, the home is within easy reach of a wide array of shops, cafes, and local bus routes. Portslade Station, with direct links to Brighton and London centres

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		82
(69-80) C		
(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