



ESTATE AGENTS & VALUERS

61 Boundary Road
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- Period Terraced Town House
- South Facing Rear Garden
- Kitchen Breakfast Room
- Close to Mainline Station (0.2 Miles)
- Popular Location
- Three Bedrooms
- Lounge & Separate Dining Room
- Conservatory Overlooking Rear Garden
- Excellent Local Shops At The End Of The Road
- Great Schools Close By

Franklin Road, Portslade

Price: £600,000 Freehold



Total Area: 120.8 m² ... 1301 ft²
All measurements are approximate and for display purposes only.

Welcome to this charming and beautifully presented mid-terraced house located on the ever-popular Franklin Road in Portslade. This delightful property offers a perfect blend of period features and modern comfort, ideal for families or those looking for versatile living space in a sought-after location.

You're greeted by a lovely front garden that sets a warm and welcoming tone. Step inside to a spacious entrance hallway that flows effortlessly through the home. To the left, the living room has a generous bay window with fitted shutters, a gas fireplace.

Further along, the dining room, currently used as a home office could easily serve as a fourth bedroom if desired. There's handy built-in storage off the hallway before you reach the heart of the home, a bright, open-plan kitchen and dining space. The kitchen is well-appointed with ample worktop areas and storage, and the added comfort of underfloor heating, which extends into the adjoining conservatory. From here, you lead out to a stunning south-facing garden a peaceful, sun-soaked retreat with rear access via an alleyway to Norway Street.

Upstairs, the accommodation continues to impress. At the rear is a spacious double bedroom, while the family bathroom features a bath, walk-in shower, heated towel rail, and basin, with a separate W/C next door. Bedroom two overlooks the garden, and the impressive primary bedroom spans the full width of the house, enjoying both a bay window and a single window each with fitted shutters flooding the room with natural light.

Additional benefits include a part-boarded loft with a loft ladder, ideal for extra storage.

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

