



ESTATE AGENTS & VALUERS

61 Boundary Road  
Hove  
Sussex  
BN3 5TD

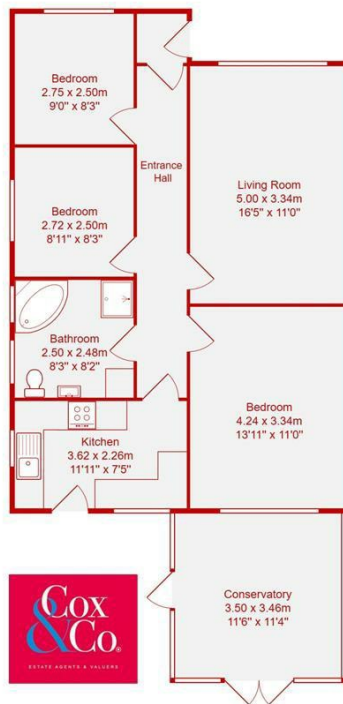
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- Semi Detached Property
- Private Parking For Three Cars
- Large Rear Picturesque Garden
- Popular Location
- Potential to Improve & Extend (STP)
- Three Bedrooms
- Garage Accessed Via a Private Drive
- No Onward Chain
- Modern Fitted Kitchen
- Viewing Highly Advised

## Mill Lane, Portslade

Price: £450,000 Freehold



Total Area: 82.0 m<sup>2</sup> ... 882 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Cox & Co are delighted to present this charming three-bedroom semi-detached property, perfectly positioned in the highly desirable Benfield district of Portslade – one of the area's most sought-after locations.

This welcoming home offers a wonderful balance of comfort and practicality, featuring three well-proportioned bedrooms, a spacious living room, a fitted kitchen, and a bright conservatory – the ideal spot to enjoy your morning coffee or unwind with a good book. A family bathroom completes the internal accommodation.

Step outside and you'll find a generous east-facing garden with a sunny southerly aspect, making it perfect for summer barbecues, gardening enthusiasts, or simply relaxing in the sunshine. To the front, there's private off-street parking for at least three cars and a detached garage – perfect for families or those needing extra storage.

Lifestyle convenience is key here: Boundary Road's vibrant mix of shops, cafés, and independent stores is just 0.6 miles away, with everything from Tesco and Boots to quirky local bakeries and coffee spots. For commuters, Portslade railway station (0.6 miles) provides easy access to Brighton, London Victoria, and Southampton, while excellent bus routes connect you effortlessly to Brighton & Hove city centres.

Whether you're looking for a peaceful retreat, a home for a growing family, or a property with fantastic transport links, this Portslade gem offers the perfect coastal lifestyle with city convenience.

