



ESTATE AGENTS & VALUERS

61 Boundary Road  
Hove  
Sussex  
BN3 5TD

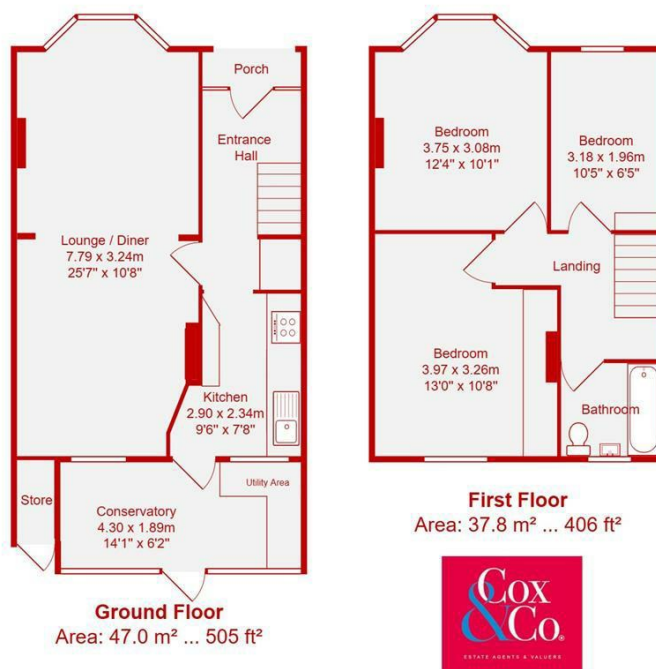
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- Spacious Three Bedroom House
- Great Location
- Spacious Living Space
- Summer House
- Stunning Large Garden
- No Chain
- Conservatory/Utility Space
- Close To Portslade Station

## Trafalgar Road, Portslade

Price: £350,000 Freehold



**Total Area: 84.7 m<sup>2</sup> ... 912 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

Welcome to this delightful three-bedroom mid-terraced home, perfectly positioned on the ever-popular Trafalgar Road in Portslade with a beautifully maintained east-facing garden, spacious interiors, and a warm, inviting atmosphere, this property is ideal for families, first-time buyers, or those looking to enjoy a peaceful yet well-connected location.

As you step through the front door, you're greeted by a generous entrance hallway complete with under-stair storage – a practical and welcoming start to this charming home. To the right, the open plan living and dining room provides a bright and flexible space perfect for both relaxing and entertaining.

To the rear of the home, the kitchen flows into a useful utility/conservatory area, offering plenty of room for appliances and storage. From here, step out into the truly special east-facing garden a mature space featuring a well-kept lawn, vibrant flowers and shrubs, and a delightful summer house nestled at the far end.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. The primary bedroom is a spacious double, offering ample room for furniture. The second bedroom is also a good-sized double, benefiting from excellent built-in storage. The third bedroom is a versatile single – ideal as a child's room, guest space, or home office.

Located within walking distance to Victoria Park, Portslade mainline train station, and the bustling Boundary Road, this home is ideally situated for easy access to local shops, cafes, restaurants, and other amenities. With its combination of space, natural light, and ideal location, this home is perfect for those looking for comfort and convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC