



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

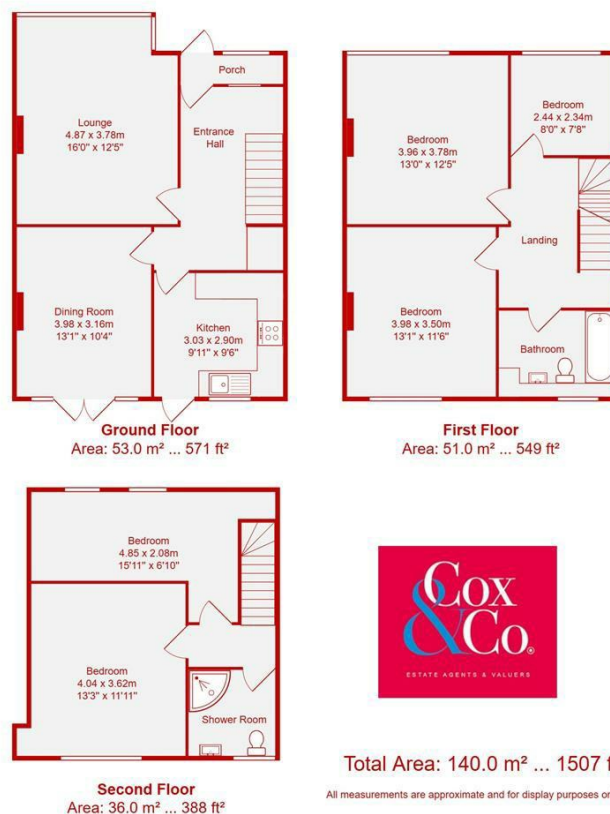
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- Spacious Edwardian Terraced Four-Bedroom Family Home
- 50 ft South-Facing Garden with Decking and Mature Planting
- Bright Lounge and Separate Dining Room
- Flexible Top Floor Accommodation With Additional Study/Office
- Potential To Extend (STP)
- Just 0.1 Miles to Portslade Mainline Station
- Private Off-Street Parking
- Two Bathrooms
- A Popular and Well-Connected Location
- Hove School Catchment Location

Hallyburton Road, Hove

Price: £600,000 Freehold



Offers are invited as sellers are keen to proceed with properties they have seen.

A substantial Edwardian four-bedroom terraced family home, ideally located just 0.1 miles from Portslade mainline station. Offering over 1,500 sq ft of versatile accommodation, off-street parking and a 50 ft south-facing rear garden, this is a perfect fit for growing families and commuters alike.

Arranged across three floors, the property provides bright, well-balanced living space, including a bay-fronted lounge, separate dining room and generously sized bedrooms. The layout offers excellent flexibility for home working, guest space or multi-generational living.

The south-facing rear garden is a standout feature, with a high-quality decked seating area ideal for entertaining, complemented by a generous lawn and mature planting, creating a private and attractive outdoor setting.

Positioned on the popular, tree-lined Hallyburton Road, the property is moments from Portslade station, offering direct links to London and Brighton. Boundary Road's mix of independent shops, cafés and everyday amenities is close by, while the seafront, Benfield Valley and local parks are all within easy reach.

A rare opportunity to secure a sizeable period home in a highly convenient and increasingly sought-after location, with clear potential to further enhance and add value.

What the Owners Say

"There's a real sense of community on the road, and with the station just a short walk away, commuting to London has been incredibly easy. It's been a great place to live"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC