



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

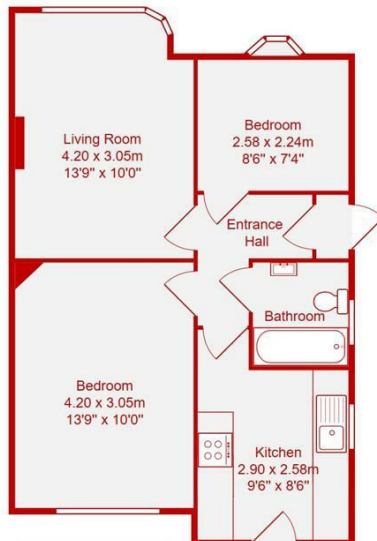
01273 00 99 66
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- No Chain
- Quiet Cul-De-Sac
- Large South-West Facing Garden
- Close To Portslade Mainline Station
- Fantastic Location
- Two Bedrooms
- In Need Of Modernisation
- Close To Victoria Park

Garden Close, Portslade

Price: £325,000 Freehold



Total Area: 48.0 m² ... 516 ft²
 All measurements are approximate and for display purposes only.

Nestled in the sought-after Garden Close in Portslade, this charming two-bedroom bungalow presents an exciting opportunity for buyers looking to create their ideal home. Requiring sympathetic modernisation throughout, the property is brimming with potential and is offered to the market with no onward chain, making for a straightforward purchase.

The location is a real highlight, with Boundary Road just a short distance away, offering a wide range of local shops, cafés, and everyday amenities. Excellent transport links are also within easy reach, including Portslade station and regular bus services, providing convenient access into Brighton, Hove, and beyond. For those who enjoy outdoor space, Victoria Park is nearby, perfect for leisurely walks and recreation.

Approaching the property, you are welcomed by a delightful front garden, setting a pleasant tone before entering via the side of the home. Inside, a spacious hallway provides access to all rooms. The living room is positioned at the front, enjoying views over the garden and plenty of natural light. There are two well-proportioned double bedrooms; one overlooking the front garden and the other benefiting from views across the rear garden.

To the rear of the property, the generously sized kitchen offers ample worktop space and storage, with direct access out to the garden. The west-facing rear garden is a standout feature, enjoying sunshine throughout the day and offering a wonderful space with plenty of scope for landscaping or extension (subject to the usual permissions).

Completing the accommodation is a bathroom fitted with a bath and shower over, W/C, and basin.

This is a fantastic opportunity to acquire a well-located bungalow with great potential to modernise and add value, in a popular and convenient Portslade setting.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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