ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

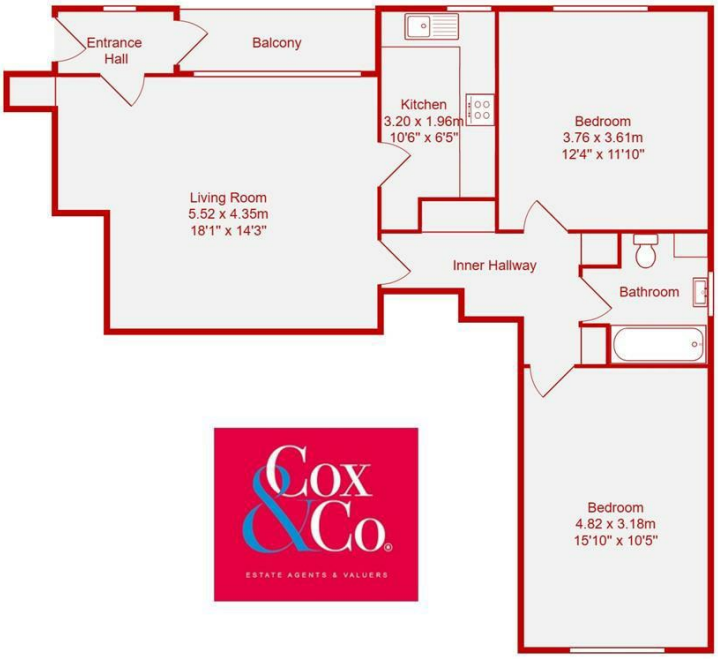
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- Spacious Two Bedroom Third Floor Apartment
- No Chain
- Private Allocated Parking Space
- 775 Sq Ft
- Passenger Lift
- Fantastic Location In Central Hove
- Private Balcony
- In Need Of Modernisation
- Great Storage

Rochester Gardens, Hove

Price: £300,000 Leasehold



Total Area: 72.0 m² ... 775 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

A particularly spacious two-bedroom, third-floor apartment situated in the highly sought-after Rochester Gardens, central Hove, offered with no onward chain and a private parking space a rare feature in a central location.

The apartment would benefit from modernisation throughout, but is perfectly liveable in its current condition, providing an excellent opportunity to update and improve over time. The generous proportions and well-planned layout offer great potential to create a stylish and comfortable home.

On entering, a welcoming hallway leads to all principal rooms. The particularly spacious lounge provides ample space for both seating and dining, while the good-sized kitchen offers plenty of worktop space and storage, although would benefit from updating.

Towards the rear of the apartment are two large double bedrooms, both well-proportioned and with excellent storage available in the hallway. A bathroom completes the accommodation.

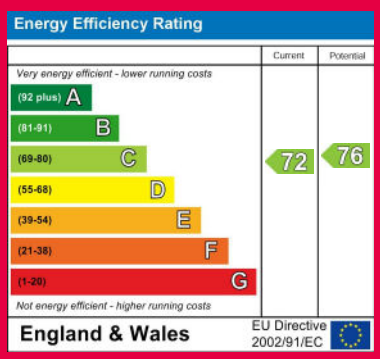
The private parking space is a major benefit and increasingly rare in central Hove, adding considerable convenience and value to the property.

Rochester Gardens is ideally located in central Hove, close to the popular Church Road area, with its excellent selection of independent shops, cafés, restaurants and bars. Tesco and Sainsbury's Local are also within easy reach, with further shopping and amenities available along Western Road.

There are excellent transport links nearby, with regular bus services from Palmeira Square and surrounding roads. Hove Station is approximately 0.6 miles away, providing regular services towards Brighton, Gatwick and London Victoria, with Aldrington Station also within easy reach.

The seafront is within comfortable walking distance, providing easy access to Hove's famous promenade, beach and seafront lawns, making this an excellent location for enjoying the best of the city's vibrant lifestyle and coastline.

Lease Length - 102 Years
Service Charge - £1,707 Per Annum
Ground Rent - £125 Per Annum



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