



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
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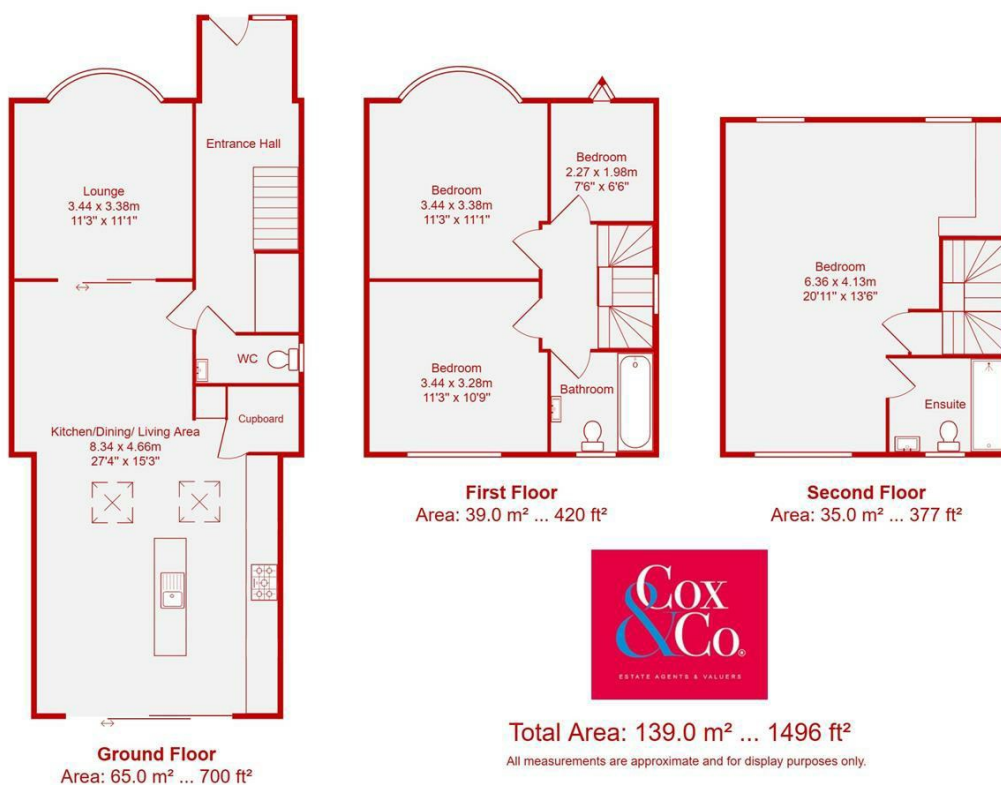
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coxandcohomes.co.uk



- Stunning Newly Modernised Extended Family Home
- No Chain
- Large West Facing Rear Garden
- Refurbished Throughout To A High Standard
- Private Off Street Parking For Two Cars
- Four Bedrooms
- Large Kitchen & Family Room
- Separate Lounge
- En-Suite To Master Bedroom
- Close To Seafront and Portslade Mainline Train Station

St. Leonards Gardens, Hove

Price: £900,000 Freehold



Cox & Co present this beautifully extended and fully modernised four-bedroom semi-detached home with an elegant design with practical family living in a vibrant, community-focused neighbourhood just moments from the seafront, sold with no chain.

Step inside and a sense of space and style immediately greets you. The wide entrance hall offers a warm welcome, with clever built-in storage, downstairs WC and soft lighting.

At the heart of the house is a stunning full-width kitchen and family room featuring automatically operated Velux skylights for an open, light-filled space perfect for relaxed mornings, family gatherings, and entertaining friends. The kitchen features sleek marble worktops, integrated state-of-the-art appliances, a hidden pantry, and a discreet utility cupboard. With an induction hob, downdraft extractor, dual ovens, and a boiling water tap, it's both a chef's dream and a social hub. Open-plan dining and living areas flow seamlessly from here, leading out through impressive bifold doors to the generous west-facing garden, your own private sun trap, ideal for summer BBQs, evening drinks, or simply letting the kids run free. Throughout the ground floor you have zone control underfloor heating.

Upstairs, the home continues to impress with three well-proportioned bedrooms and a stylish family bathroom with under floor heating. The top floor is dedicated to a luxurious primary suite, complete with a contemporary en-suite shower room with under floor heating, a peaceful retreat at the end of the day.

Outside, there's off-street parking for two cars, provision for EV supply and a landscaped front garden that adds to the home's welcoming curb appeal. The house also benefits from Solar Panels.

Living in West Hove means more than just a great home. Enjoy weekend walks along the promenade, coffee at one of the many independent cafés, and top-rated schools just a short stroll away. With Brighton city centre close by and London just over an hour away by train.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	78	81
(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