



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

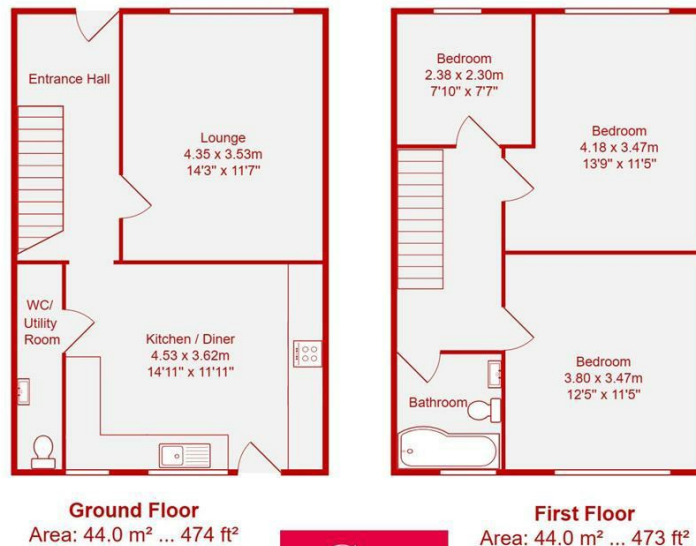
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- Good Size Semi-Detached Corner House
- Three Bedrooms
- Parking For Three Cars
- Good Size Lounge
- Quiet Cul-de-sac Location
- Large Kitchen Breakfast Room
- Larger Than Average Rear Garden
- Downstairs WC
- Modern Kitchen & Bathroom
- Fantastic Order Throughout

College Close, Portslade

Price: £350,000 Freehold



Total Area: 88.0 m² ... 947 ft²

All measurements are approximate and for display purposes only.

Cox & Co are delighted to bring to the market this well-presented three-bedroom semi-detached corner house, offering generous living accommodation, excellent off-road parking and a particularly spacious landscaped rear garden with side access.

The ground floor offers a fantastic family-friendly layout, with a full-width kitchen/breakfast room overlooking and opening onto the rear garden. There is also a separate lounge and the added convenience of a downstairs WC.

Upstairs, the property features three bedrooms together with a good-sized family bathroom.

A real feature of the property is the larger-than-average landscaped rear garden. Benefiting from the property's corner position, the garden offers plenty of space for entertaining and family use, with mature trees and useful storage areas.

The front also offers off-road parking for up to three vehicles. The house was re-wired in 2024 and a new boiler was installed in 2024.

The property is conveniently positioned just off Chalky Road, with regular bus services providing easy access into Brighton and Hove. A good selection of local shops and everyday amenities is also nearby on Valley Road, Graham Crescent and Mile Oak Road.

With its generous garden, excellent parking and practical family accommodation, this is a superb opportunity in a popular residential location.

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