



310 Portland Road | Hove | BN3 5LP

£425,000



Jacobs Steel are delighted to offer for sale this unique opportunity to acquire this spacious five bedroom maisonette, private south facing rear garden situated in this desirable central hove location.



Key features:

- Private South Facing Rear Garden
- Remainder Of A 999 Year Lease
- Five Bedrooms
- Hove Location
- Potential For Parking
- Private Entrance
- Close to Hove Station
- Walking Distance From The Sea

 5 Bedrooms

 1 Bathrooms

 1 Living Room

INTERNAL

Occupying the second and third floor of a Victorian building this property benefits from excellent natural light, spacious rooms, large private south facing rear garden and private access. The lounge has a feature fireplace with two large, double-glazed windows. The kitchen comprises a combi boiler, sliding door out onto stairs leading to garden space, and space for all freestanding appliances. The bathroom provides storage, a bathtub, wash basin and further separate WC. On the second floor it houses five bedrooms three are good sized doubles and a further two single bedrooms,

LOCATION This property is located on Portland Road which is just North of New Church Road. This neighbourhood and near by 'Poets Corner' hosts many of Hove's best coffee shops and pubs. Aldrington and Portslade train stations are within a 15 minute walk from your doorstep and offer direct links into Brighton and London Victoria. Not to mention that you are still within walking distance of Hove seafront, Lawns, Lagoon; Green Flag awarded Stoneham Park and one of the best primary schools around.

EXTERNAL The private south rear garden is a great size and is nestled towards the rear of the property catching the evening and morning sun, this is accessed via steps down from the kitchen / diner and is also accessed via a private road towards the rear. The garden is fence enclosed, with shrubs and laid lawn.

TENURE We have been advised;

- Remainder of 999
- £0 Ground Rent
- Maintenance as and when

LOUNGE 19' 2" x 12' 7" (5.84m x 3.84m)

KITCHEN 12' 4" x 12' 3" (3.76m x 3.73m)

BATHROOM 9' 8" x 9' 5" (2.95m x 2.87m)

BEDROOM 12' 6" x 9' 4" (3.81m x 2.84m)

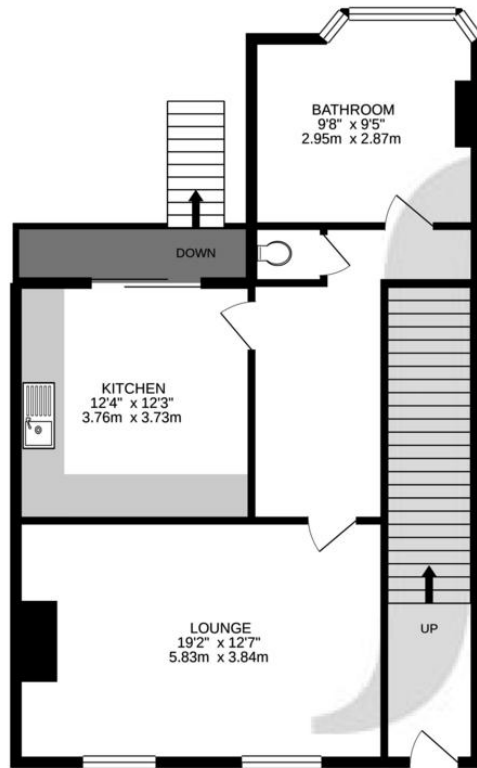
BEDROOM 12' 3" x 12' 3" (3.73m x 3.73m)

BEDROOM 10' 8" x 7' 8" (3.25m x 2.34m)

BEDROOM 9' 4" x 7' 9" (2.84m x 2.36m)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

Property Details:

Floor Area: () – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band