



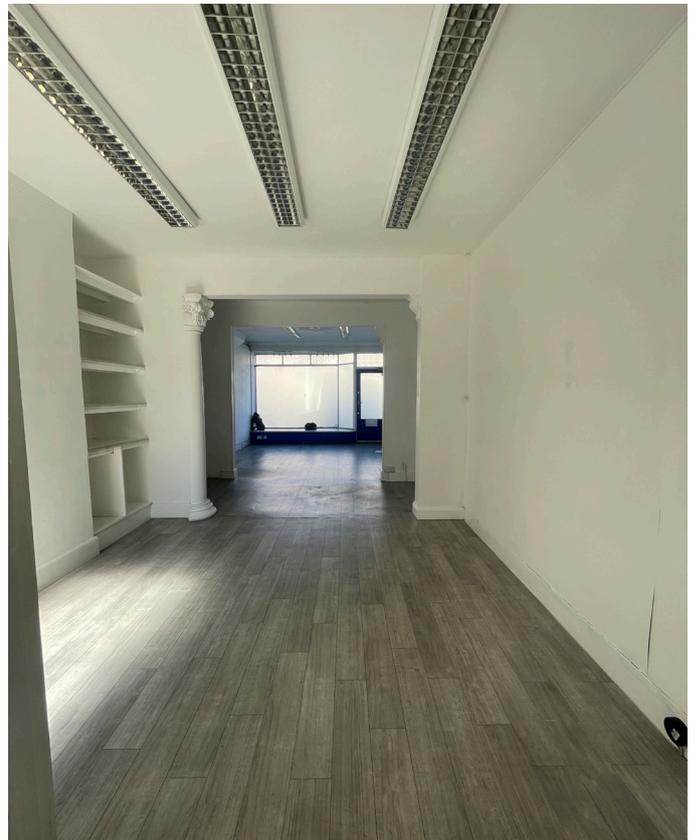
28/28A Boundary Road
Hove BN3 4EF

FOR SALE

MIXED USE FREEHOLD OPPORTUNITY

Key Features:

- Separate well appointed 2 bedroom maisonette
- Self-contained retail / office unit
- Offered with vacant possession
- Private 20 metre garden to rear
- Freehold £450,000





28/28A Boundary Road
Hove BN3 4EF

Location

The property is situated on the eastern side of Boundary Road opposite the junction to St Andrews Road. Boundary Road is a popular pedestrian and vehicular thoroughfare comprising a number of established and independent retailers.

Accommodation

The property comprises a three-storey building, arranged with a self-contained ground floor Class E unit and a two bedroom maisonette on the first and second floors.

28A Boundary Road

This is a self-contained 2-bedroom maisonette, accessed to the rear via a side access gate, and comprises:

1st Floor – 49.20 sq m (530 sq ft)

Kitchen, lounge, bathroom and separate WC.

2nd Floor – 34.96 sq m (376 sq ft)

Two bedrooms & stairway landing with storage/loft hatch.

Total – 84.16 sq m (906 sq ft)

There is a circa 20m long rear garden.

28 Boundary Road

This is a ground floor lock up unit with rear access to the garden and last used as an office.

The ground floor unit is 48.26 Sq m (519 sq ft)

Terms

The freehold is available at a guide price of £450,000.

EPC

28 Boundary Road: C-61

28A Boundary Road: D-62

Taxation

28A Boundary Road - Council Tax Band: B

Rateable Value (2026): £9,300

Occupiers will pay approximately 38% of this per annum.

VAT

Rents and prices are quoted exclusive but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact sole agents Flude Property Consultants:

Will Thomas

w.thomas@flude.com

01273 707272

www.flude.com

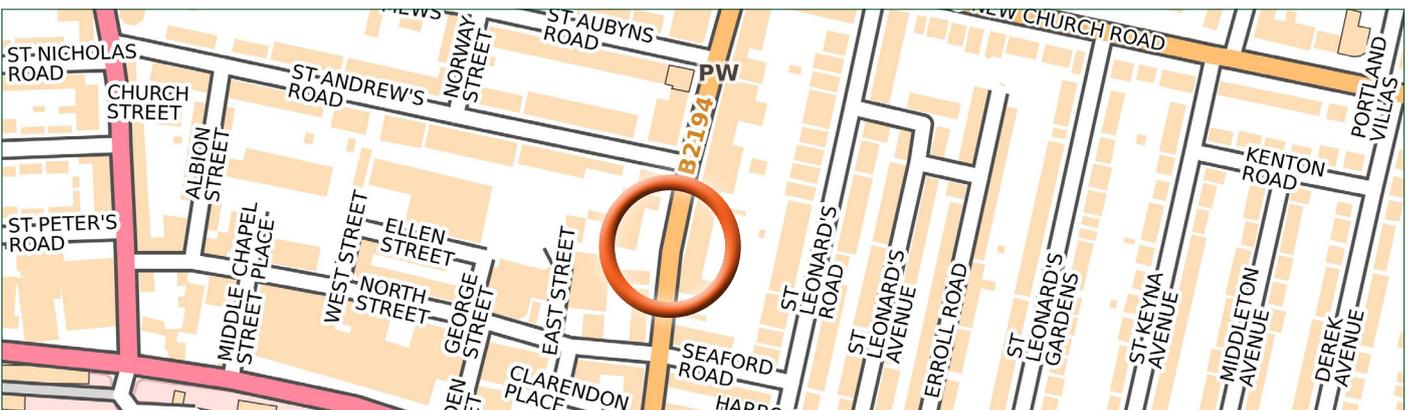


Flude
PROPERTY CONSULTANTS





28/28A Boundary Road
Hove BN3 4EF



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH