



FOR SALE

28 Boundary Road
Hove, East Sussex, BN3 4EF



Key Features

- Well-presented two-bedroom maisonette with private rear access
- Self Contained, commercial unit suitable for a range of Class E uses
- Both elements offered with vacant possession
- Private 20-metre rear garden offering excellent outdoor space
- Situated on the eastern side of Boundary Road, close to local amenities and transport links
- Freehold £420,000

Location & Situation

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.

Description & Accommodation

A mixed-use freehold comprising a self-contained ground floor Class E unit and a separately accessed two-bedroom maisonette above, both offered with vacant possession. The property includes a private rear garden and occupies a prominent position on Boundary Road.

28A Boundary Road - Residential Maisonette:

28A Boundary Road is a self-contained two-bedroom maisonette, accessed from the rear via a side gate. The first floor includes a kitchen, lounge, bathroom and separate WC.

The second floor provides two bedrooms along with a stairway landing that includes a storage and loft-hatch area. The property also benefits from a rear garden of approximately 20 metres in length.

28 Boundary Road - Ground Floor Commercial Unit:

28 Boundary Road comprises a ground-floor lock-up unit with direct rear access to the garden. It was most recently used as an office and is suitable for a variety of Class E uses.

Area	Sq Ft	Sq M
28A Boundary Road - 1st Floor	530	49.24
28A Boundary Road - 2nd Floor	376	34.93
28 Boundary Road - Ground Floor Retail Unit	519	48.22
Total	1,425	132.38



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Rateable Value

28A Boundary Road - Council Tax Band: B

Rateable Value (2026): £9,300

Occupiers will pay approximately 38% of this per annum.

EPC

28 Boundary Road: C-61
28A Boundary Road: D-62

Terms

The freehold is available at a guide price of £420,000.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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



Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com
07786 234006

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.

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14 April 2026

