

Jack Taggart & Co

RESIDENTIAL SALES

**RECTORY CLOSE, GLEBE VILLAS,  
BN3 5SS  
£325,000**



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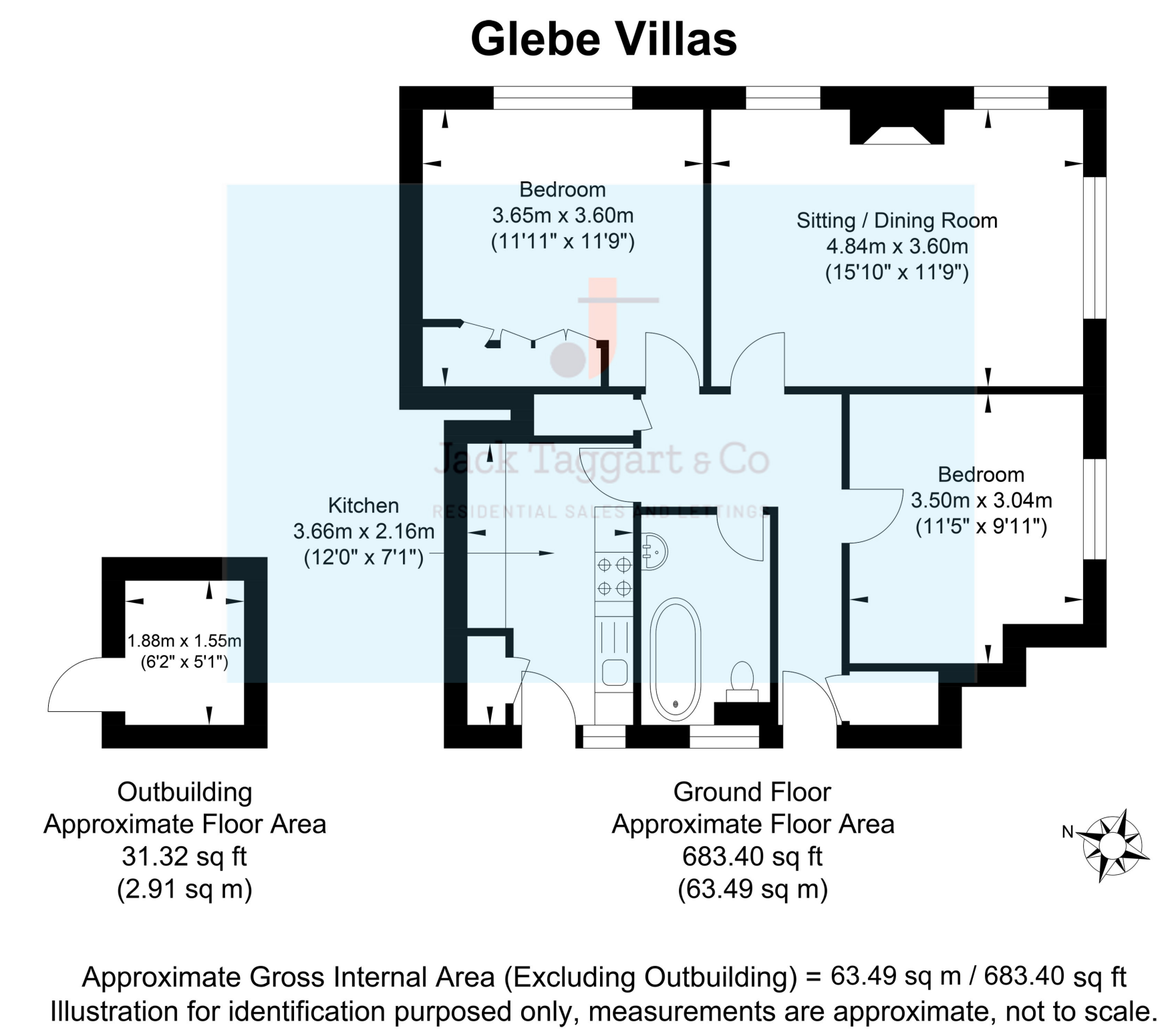
\*\*\*GUIDE PRICE £325,000 - £350,000\*\*\*

Nestled perfectly between the vibrant Portland Road and the tranquil New Church Road, this beautifully proportioned two-bedroom ground floor apartment offers an ideal blend of character, practicality, and modern living. Featuring its own private entrance and a delightful south/west-facing garden, this property is a welcoming sanctuary, designed to meet the needs of relaxation, entertaining, and everyday convenience.

Upon entering through the private entrance, you'll find a central hallway that seamlessly connects all rooms, creating a smooth flow throughout the apartment. The lounge is bright and inviting, with large windows that fill the room with natural light, making it the heart of the home. This spacious area is perfect for unwinding after a long day or hosting gatherings with friends and family.

The main bedroom is generously sized, offering a serene and peaceful retreat. With ample space for a king-size bed and additional furniture, this room is as practical as it is cozy. The second bedroom provides versatility, making it an excellent choice for guests, a home office, or even a creative studio to suit your needs.

The kitchen is a standout feature, combining style and functionality. With modern fitted units, ample counter space, and room for appliances, it's a dream for culinary enthusiasts. The kitchen's thoughtful design makes meal preparation a pleasure, while its contemporary aesthetic adds charm to the home. Completing the interior is a stylish bathroom, fitted with a classic white suite and accented by elegant blue-tiled walls, creating a space that is both functional and visually appealing.



Strategically placed built-in storage cupboards throughout the apartment enhance its practicality, ensuring everything has its place and maintaining the clean, organized feel of the home.

Step outside to discover the south and west-facing garden—a true highlight of this property. This expansive and private outdoor space is a versatile haven, perfect for hosting summer barbecues, enjoying tranquil mornings with coffee, or cultivating a lush garden oasis. Whether you seek relaxation or recreation, this garden has limitless possibilities. Additionally, a secure storage room is conveniently located outdoors, providing extra space for tools, bikes, or garden equipment.

The property's location is a dream for commuters, positioned just a short stroll from Portslade train station, offering swift and convenient access to mainline transport links. For those who enjoy vibrant local amenities, the nearby Boundary/Station Road area boasts a diverse selection of shops, bars, and cafes.

Frequent bus services connect the apartment to Hove's lively Church Road, renowned for its bustling café culture, and Brighton's energetic city centre, where you can explore a rich array of restaurants, boutiques, and entertainment venues.

Outdoor enthusiasts and families will find plenty to love in this area. Hove Lagoon, a local favourite, offers water sports activities that cater to all ages, providing a fun and dynamic setting for weekend adventures. The iconic Big Beach Café, located nearby, is celebrated for its locally sourced produce and coastal-inspired menu, adding a touch of seaside charm to the community.

Families will appreciate the property's proximity to highly regarded schools, including Deepdene School and Nursery, Benfield Primary School, Hove Junior School, St Mary's Catholic Primary School, and St Peter's Community Infant and Nursery School. This makes the apartment an excellent choice for those seeking a home in a family-friendly environment.



This two-bedroom ground floor apartment is a rare find, offering a harmonious balance of character, convenience, and potential for personalization. Whether you're a first-time buyer looking to step onto the property ladder, a family seeking a comfortable home in a great location, or an investor searching for a valuable asset, this property delivers on all fronts.

With its prime location, charming interiors, and a private garden, this apartment invites you to enjoy the best of both indoor and outdoor living. Don't miss the opportunity to make this remarkable property your new home.