

218 Valley Road, Portslade, Brighton, BN41 2TJ

Spencer
& Leigh



218 Valley Road, Portslade,
Brighton, BN41 2TJ

Guide Price £375,000 - £400,000 Freehold

- Beautifully presented extended bungalow
- Two double bedrooms
- Modern fitted shower room
- Modern fitted kitchen with integral appliances
- Living room opening into a conservatory
- Working home office
- Large paved rear garden
- Off road parking for several vehicles
- Neutrally decorated throughout
- Popular Portslade location

GUIDE PRICE £375,000-£400,000

Nestled on Valley Road of Portslade, this semi-detached bungalow is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious and bright interior that has been thoughtfully extended to offer a comfortable living space.

This delightful property boasts two double bedrooms, perfect for a small family or those that are looking to downsize. The newly fitted shower room adds a touch of modern elegance, while the well-equipped kitchen with integral appliances is a dream for any aspiring chef.

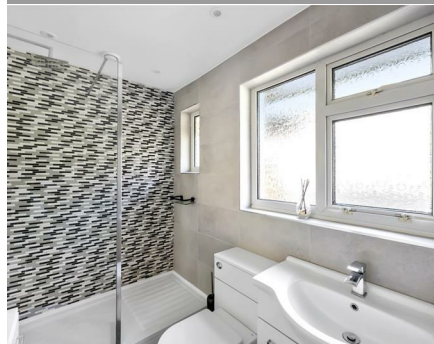
The heart of the home is the inviting living room that seamlessly flows into a conservatory, creating a perfect spot for relaxation or entertaining guests. Imagine enjoying a cup of tea while basking in the natural light that floods this beautiful space.

Outside, a pleasant surprise awaits in the form of a home office nestled to the side of the bungalow, the garden is low maintenance offering a tranquil setting for those Summer BBQ's. With off-road parking situated at the front for several vehicles, convenience is at your doorstep.

Don't miss the opportunity to make this charming bungalow your own and experience the best of Brighton living.



Valley Road is a popular residential location and ideally situated for all amenities including local schools, shops and Portslade Sports Centre as well as some larger stores such as M & S, Tesco, Next and Sainsburys. All local travel networks are within easy reach including regular buses in and out of the city.



Entrance
Entrance Hallway

Living Room
12'5 x 10'5

Dining Room
11'5 x 9'10

Kitchen
9'6 x 8'10

Bedroom
13'1 x 10'5

Bedroom
10'5 x 10'2

Family Bathroom

OUTSIDE

Rear Garden

Garden Room
11'1 x 7'2

Property Information

Council Tax Band B: £1,818.49 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Driveway and un-restricted on street parking

Broadband: Standard 9Mbps, Superfast 37Mbps & Ultrafast

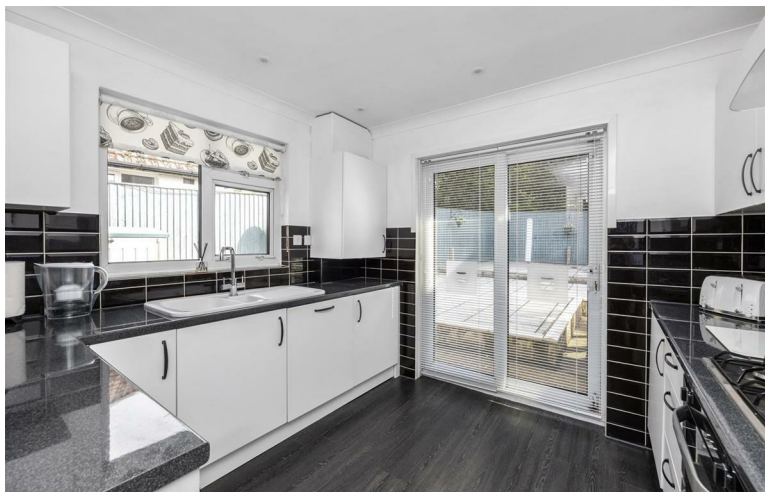
1000Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Valley Road



Ground Floor
Approximate Floor Area
697.82 sq ft
(64.83 sq m)

Outbuilding
Approximate Floor Area
80.51 sq ft
(7.48 sq m)

Approximate Gross Internal Area = 72.31 sq m / 778.33 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.