



30, Southdown Road, Portslade, BN41 2HN

**Spencer
& Leigh**

30, Southdown Road,
Portslade, BN41 2HN

£1,750 Per Month -

- Spacious 4 bedroom family home
- Arranged over 3 floors
- Dual aspect lounge/dining room
- Fitted kitchen with appliances
- Family bathroom & en-suite shower room
- Pleasant distant views
- Lawn rear garden with decked terrace
- Gas fired central heating & double glazed windows
- Available from early August, unfurnished
- Viewing recommended via our Open Day

OPEN DAY - TUESDAY 11TH JUNE. Nestled on Southdown Road in the charming area of Portslade, this delightful three-storey family home is a true gem waiting to be discovered. Built in 1925, this property boasts a generous 1,152 sq ft of living space, offering ample room for comfortable living.

As you step inside, you are greeted by two inviting reception rooms that are perfect for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms and two bathrooms, there is plenty of space for the whole family to unwind and recharge.

One of the highlights of this property is the spacious lounge dining room, featuring a pleasant dual aspect that fills the room with natural light. Imagine enjoying your morning coffee while basking in the warm glow of the sun streaming through the windows.

Spread across three floors, this home offers a sense of privacy and tranquillity, with glorious distant views from the upper floors that will take your breath away. Whether you are looking for a peaceful retreat or a place to create lasting memories, this property has it all.

Outside, the pleasant rear garden beckons you to step outside and enjoy the fresh air. Complete with decking, it is the perfect spot for al fresco dining, summer barbecues, or simply soaking up the sunshine on a lazy afternoon.

Don't miss the opportunity to make this house your home and experience the best of what Southdown Road has to offer. Book your viewing for the Open Day today.

COUNCIL TAX - BAND C



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



Entrance
 Entrance Hallway
 Lounge
 13'2 x 10'11
 Kitchen/Diner
 17'2 x 13'1
 Stairs rising to First Floor
 Bedroom
 13'1 x 11'7
 Bedroom
 10'11 x 10'7
 Bedroom
 7'5 x 6'5
 Family Bathroom
 Stairs rising to Second Floor
 Bedroom
 14'5 x 13'3
 En-suite Shower Room/WC
 OUTSIDE
 Rear Garden

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.


t: 01273 565566

w: www.spencerandleigh.co.uk

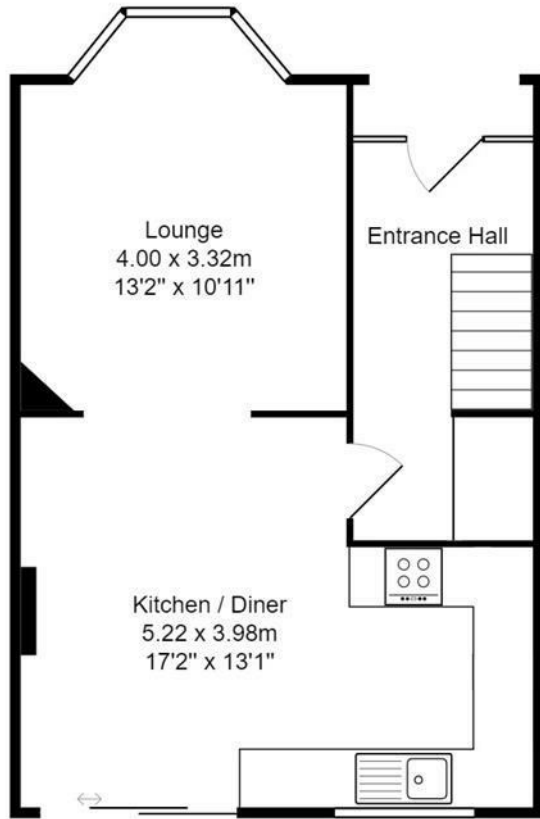


Council:- BHCC
 Council Tax Band:- C

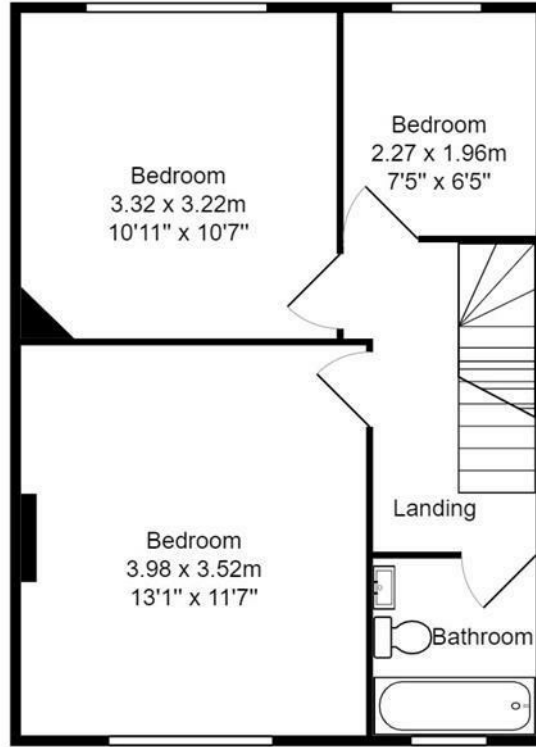
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

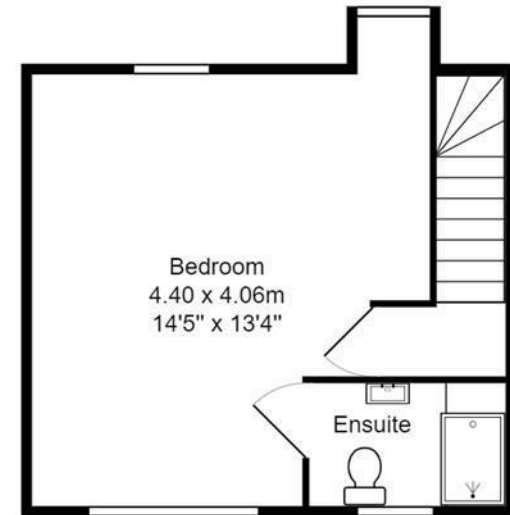
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Ground Floor
Area: 39.7 m² ... 427 ft²



First Floor
Area: 38.7 m² ... 416 ft²



Second Floor
Area: 21.7 m² ... 233 ft²

Total Area: 100.0 m² ... 1077 ft²