



59 High Street, Portslade, Brighton, BN41 2LH

Spencer
& Leigh

59 High Street, Patcham,
Brighton, BN41 2LH

Guide Price £350,000 - £375,000 Freehold

- Sought after Portslade Village
- Attractive Period Property
- Ideal Investment or First-Time Purchase
- Two Good Sized Bedrooms
- Stunning Mature Rear Garden
- Through Lounge Dining space
- Feature Fireplace with Log Burning Stove
- Modern Kitchen with Belfast Sink
- Presented in Good Condition throughout
- Exclusive to Spencer & Leigh

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A Delightful Cottage set in the heart of Portslade Village, this is a true gem with an abundance of Character and a most Spectacular rear Garden. This delightful property boasts Two good-sized bedrooms, so whether you are looking for your First Time Home or an Investment, be sure not to miss out on all this fabulous home has to offer!

As you step inside, you are greeted by a 19' through lounge dining room, a Brickbuilt Fireplace with an inset Log-Burning Stove both leading nicely towards the Kitchen with a traditional Belfast sink, adding further character to the home, whilst having a pleasant look over the rear Garden. From here the property comes to life, with its array of colours and mature borders, a tranquil retreat to relax and unwind in. The property boasts a Double Bedroom on both the First and Top Floors and a Family Bathroom that also doffs the cap to the period style and theme of the property.

Located in the heart of Portslade Village, you'll have easy access to local amenities, charming cafes, Public Houses and beautiful parks, further updates in the Village include Electric Vehicle Parking and a regular City Centre Bus Service, meaning this cottage offers the perfect blend of comfort and convenience.

Call Spencer & Leigh now to not miss out on the opportunity to make this lovely cottage your own and experience the quintessential British village lifestyle!



Ideally located a stone's throw from Portslade Old Village with local shops, post office, pubs and hairdressers as well as local shops within Valley Road. Schools and nurseries close by are considered to be very good and the Village Green and award winning Easthill Park are just around the corner. Frequent bus services to and from the City Centre and road networks are a few minutes away.



Entrance
 Entrance Hallway
 Lounge/Dining Room
 19'2 x 10'
 Kitchen
 9'10 x 6'10
 Stairs rising to First Floor
 Bedroom
 18'3 x 10'
 Stairs rising to Second Floor

Bedroom
 10' x 9'7
 Family Bathroom

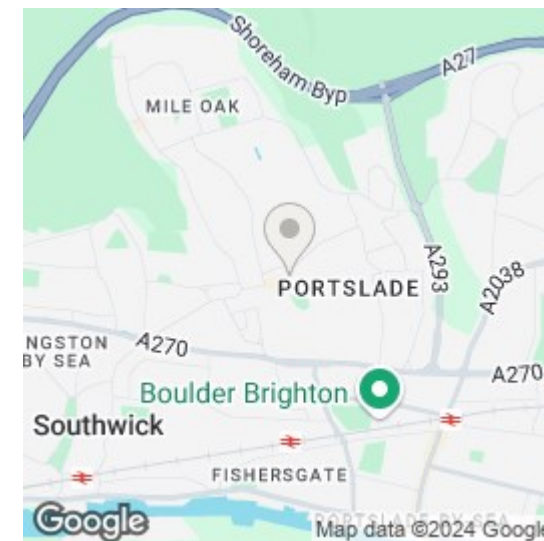
OUTSIDE
 Rear Garden

Property Information
 Grade II Listed Building
 Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Un-restricted on street parking
 Broadband: Standard 14Mbps, Superfast 80Mbps & Ultrafast 1000Mbps available (OFCOM checker)
 Mobile: Fair/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.

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		86
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 54 sq m / 581 sq ft
(excludes restricted head height)

