

Spencer
& Leigh



4 Foredown Road, Portslade, Brighton, BN41 2FZ

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Guide Price £500,000 - £525,000 Freehold

- Attractive semi detached period home
- Three good size bedrooms
- Spacious open plan living space
- Modern fitted kitchen
- Separate dining room
- Fitted white bathroom suite with shower over the bath
- Long and level westerly facing garden
- Pleasant distant views, along with Downland walks and access to road networks
- No onward chain
- Viewing recommended

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This attractive semi-detached home exudes character and features a spacious open-plan living area. The property boasts a generously sized west-facing rear garden, offers pleasant views of the sea, and includes ample private off-road parking.

The well-presented interior consists of a sizable lounge/dining room with a log-burning stove, a modern fitted kitchen with space for various appliances, and a separate dining area. All three bedrooms are located on the first floor, along with a fitted white bathroom suite.

Additionally, the attic space has been converted into a useful loft room, accessible via a staircase and hatch. There is potential to further extend this room to create an additional bedroom, subject to the necessary consents.

Available with no onward chain, this property allows for a quick move-in for the new owner. The location is particularly desirable, as it is within walking distance of local amenities, popular schools, and the South Downs. We highly recommend scheduling a viewing.



The property is situated in the north of Portslade having close and easy commuter accessibility to the A27 and A23. There are nearby local shopping facilities in the Old Village, schools in the immediate area that cater for all years and the well-established Easthill Park. The City Centre is less than 3 miles away with regular bus services close by.



Entrance
 Entrance Hallway
 Living Room
 22'11 x 15'2
 Dining Room
 13'8 x 8'10
 Kitchen
 13'5 x 5'3
 Stairs rising to First Floor
 Bedroom
 15'2 x 11'1
 Bedroom
 9'10 x 8'11
 Bedroom
 9'6 x 8'9
 Family Bathroom
 Stairs rising to Second Floor
 Attic Room
 OUTSIDE
 Rear Garden

Property Information
 Council Tax Band C: £2,182.92 2025/2026
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Private Driveway and un-restricted on-street parking
 Broadband: Standard 15 Mbps, Superfast 52 Mbps & Ultrafast 1800 Mbps 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.

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		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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Foredown Road



Ground Floor
Approximate Floor Area
615.48 sq ft
(57.18 sq m)

First Floor
Approximate Floor Area
505.58 sq ft
(46.97 sq m)

Approximate Gross Internal Area = 104.15 sq m / 1121.06 sq ft

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