



Old Shoreham Road, BN41

£450,000-£475,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Old Shoreham Road, BN41

3 Bedroom | 1 Bathroom | 882 sq ft | Garden |

Brimming with potential to add considerable value, this three-bedroom, semi-detached family home sits in a hugely popular area close to Central Hove and Portslade. The transport links are excellent by car, bus or train and there are several good schools within walking distance. Inside, the rooms are generous and naturally light due to a southerly aspect to the rear which also brings in far reaching views over the city towards the coast. The rear garden is a great size for families and there is a huge amount of off-street parking on the drive – it ticks a lot of boxes.

The house is set back from the road behind a deep driveway with space for at least four cars. While the road to the front is fairly busy, the house is screened from it and once inside, it is the tranquil views over the garden to the rear which will impress. The entrance hall is welcoming with storage for coats and shoes to keep the home clutter free. To the left is the sitting room which is homely and warm with an open fire bringing both heat and atmosphere to winter's nights, where there is ample space for the family to feel cosy on soft furnishings.

Stepping outside, the decked terrace is raised looking out over the long garden lawn, which facing south, is the ideal place for garden games. You can dine alfresco on the decking or in the garden, in the dappled shade of the trees, then store your garden furnishings in the shed or below the house in the large cellar space. There is plenty of scope for further landscaping for the green fingered or to extend the house into the garden without compromising on outside space – all worth consideration.

Upstairs there are three bedrooms – two generous doubles and one large single room. To the front, the principal room has a wide bay window to mirror the one below it, while bedroom two looks out over the garden to the south. Bedroom three is smaller, but ideal for a child or as a comfortable home office, with all three rooms sharing use of the family bathroom which fresh and modern in grey and white with a shower over the bath.





OWNER'S THOUGHTS

"The area is hugely convenient for commuters and families as you get the best of both worlds with the station on your doorstep and the South Downs or coast within a five-

Good to Know:

This light and airy home is situated in a popular area with lots of local shops and green spaces nearby. More recently Portland Road and Boundary Road have seen a huge amount of regeneration with the addition of several artisan shops and cafes, and this house sits conveniently close. The city centre shopping districts with their museums, theatres and shopping centre are within a short 10-minute bus ride with several stopping nearby, and West Hove Beach and Hove Lagoon are within walking distance for those who love to sea swim throughout the year or enjoy water sports. Portslade Station is also within walking distance for those requiring fast links along the South Coast or to the airports and London on a daily or weekly basis.

Education:

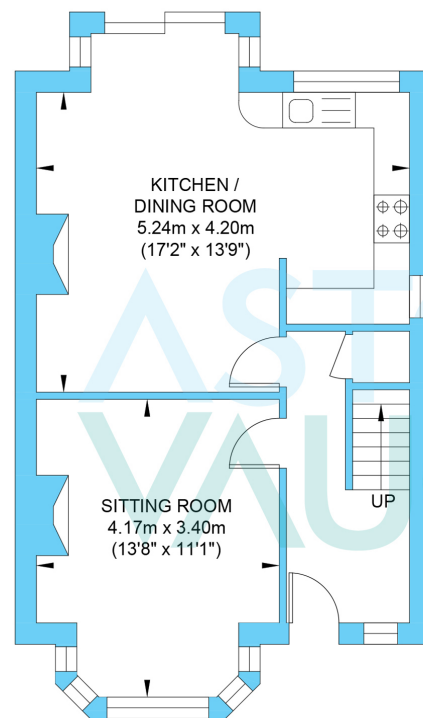
Primary: Brackenbury Primary School, West Hove Primary

Secondary: PACA, Cardinal Newman RC

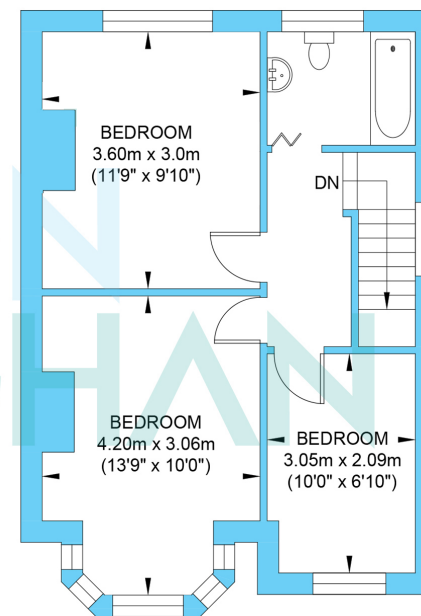
Private: Brighton College, Lancing Prep



Old Shoreham Road



Ground Floor
Approximate Floor Area
461.87 sq ft
(42.91 sq m)



First Floor
Approximate Floor Area
420.97 sq ft
(39.11 sq m)

Approximate Gross Internal Area = 82.02 sq m / 882.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.