



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

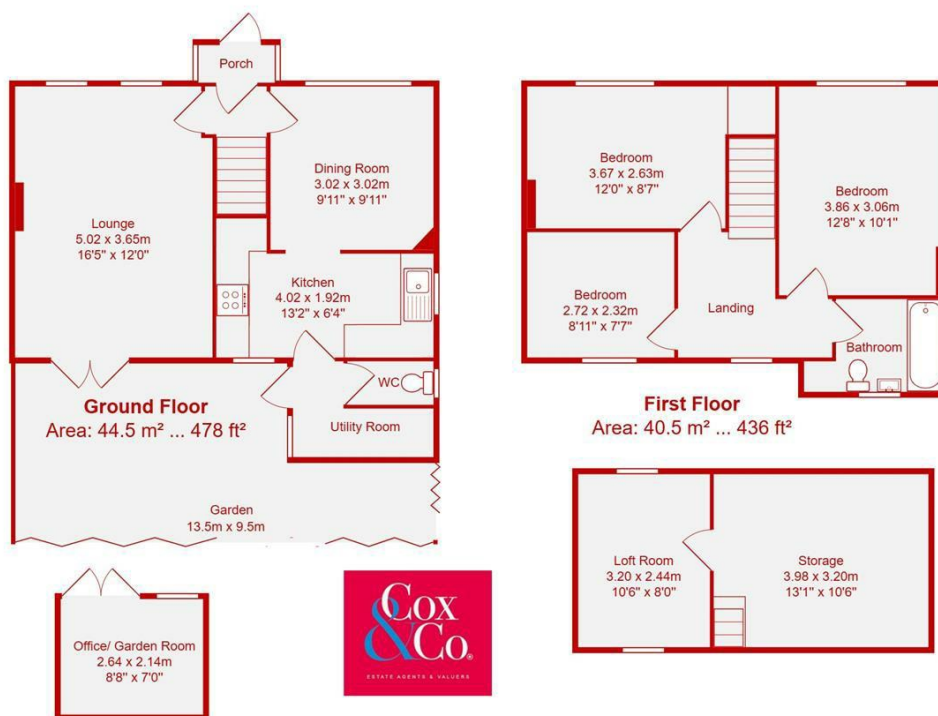
01273 00 99 66
coxandcohomes.co.uk



- Stunning Three Bedroom Semi-Detached House
- Private Off Street Parking
- Separate Dining Room
- Garden Office (ideal for working from home)
- Additional Loft Room & Storage (currently used as home office)
- Large South Facing Rear Garden
- Modern Kitchen
- Lounge
- Modern Bathroom Suite
- Close to Mainline Railway Station (0.7 miles away)

St. Michaels Road, Portslade

Price: £475,000 Freehold



Total Area: 85.0 m² ... 914 ft²

All measurements are approximate and for display purposes only.

Welcome to this three-bedroom semi-detached home on St. Michael's Road in Portslade. It has off-road parking and a large south-facing garden.

As you step inside, you are greeted by a welcoming hallway. To your left, the dining room enjoys a bright front aspect, while the well-appointed kitchen at the rear features ample worktop space, abundant storage, and a practical layout perfect for family meals or entertaining. Just off the kitchen, a utility area provides further convenience, along with access to the garden and a handy downstairs W/C.

To the right of the ground floor, the spacious living room is a standout feature. It is flooded with natural light from its double aspect and offers direct access to the garden via French doors.

The south-facing garden is a true highlight of the home. A decked area near the house provides the perfect spot for al fresco dining while the lawn stretches toward the rear. The garden also includes a useful shed and a fantastic home office/garden room – fully insulated, double glazed, and equipped with electricity. There's also side access and additional space along the side of the house for added practicality.

Upstairs, the spacious primary bedroom is positioned at the front of the house, complemented by two further well-sized bedrooms. The modern family bathroom is stylishly finished with a large shower-over-bath, W/C, and basin.

The loft has been thoughtfully adapted to include a dedicated home office space with Velux windows. These windows provide excellent natural light and ample storage options, making the loft a fantastic bonus area.

The house is ideally located, as it's only 0.6 miles from Portslade mainline railway station, which has direct services to London and Brighton City centres. Only 150 yards away is a bus stop with services into Brighton and Hove City Centres. The popular Boundary Road shopping district, independent retailers, coffee shops, bars, and restaurants are also only 0.6 miles away.

