

Hyman
Estate & Letting



Hill
Agent

80 Crown Road, Portslade, BN41 1SH

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Offers In Excess Of £450,000 - Freehold

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An extended three double bedroom period home with west facing garden and en-suite ”

Hyman Hill are delighted to offer for sale this deceptively spacious mid terraced period family home situated in a sought after level ground location being within easy reach of amenities and railway station.

Having been extended to boast accommodation over three floors, the property comprises; 25' lounge through diner with feature cast iron open fire, refitted kitchen, stunning modern fitted shower room, two double first floor bedrooms and an impressive master bedroom with en-suite shower room. Externally there is a delightful walled rear garden benefitting from a favoured sunny westerly aspect.

Double glazing and gas central heating is present throughout and the vendors have made us aware that the roof was replaced in 2023 that further benefits from a 25 year guarantee.

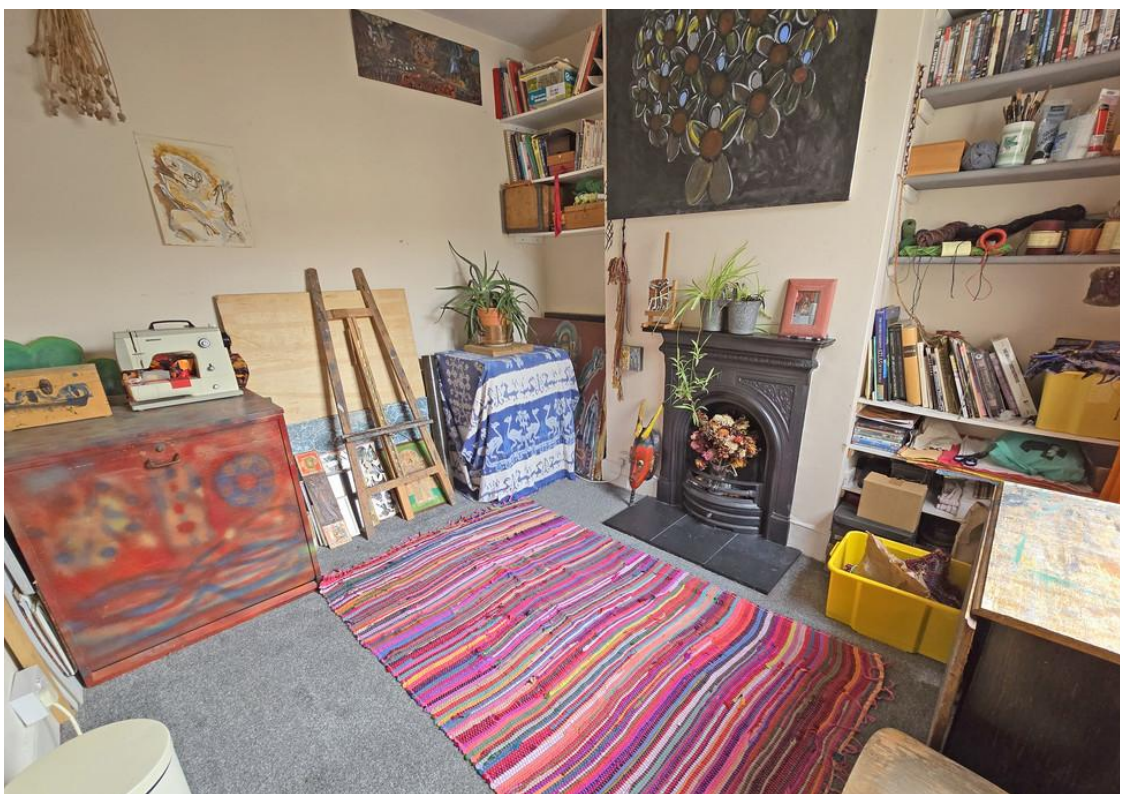
Boundary Road and Trafalgar Road offer a wide selection of shops, bars and cafes. Whilst Fishersgate Station is only a short walk from your front door, approximately half a mile away, Portslade train station offers convenient mainline links for London or Brighton commuters.

Nearby, Victoria Recreation Ground and Vale Park both provide plenty of green open space, and regular bus services mean that it's easy to enjoy all that Brighton and Hove have to offer. A modern health centre is within easy reach and local schools include St Nicolas CE Primary School, St Mary's Catholic Primary School, King's School Hove and Benfield Primary School.

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- Extended period home
 - Three double bedrooms
 - Accommodation over three floors
 - Roof replaced in 2023
 - 25' Lounge / diner with open fire
 - En-suite to master bedroom
 - West facing rear garden
 - No on-going chain













Total area: approx. 1343.7 sq. feet

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: C - £1,980.36 per annum (2023/2024)

Tenure: Freehold

Brighton & Hove City Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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