

Hyman  
Estate & Letting



Hill  
Agent



1 St. Michaels Road, Portslade, East Sussex, BN41 1LR



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Offers in Excess of £400,000

***A spacious 3 double bedroom house with private driveway to a double garage***

Hyman Hill are delighted to offer for sale this deceptively spacious semi detached family home situated in a convenient position in Portslade being just 0.5 miles from the mainline railway station.

Having been well maintained by the present owners that have been in residence for the past 36 years, this bright property has features to include; 16' dual aspect lounge/diner, spacious 15'2 fitted kitchen/breakfast room, contemporary ground floor shower room and three first floor double bedrooms. Externally, the garden features a 11'7 cabin providing excellent entertaining space on colder nights and a 16'5 double garage. Off road parking is afforded via a private driveway to front.

Situated on a completely level ground in this favoured residential location, being within close proximity of Boundary/Station Road with its comprehensive range of shopping facilities, cafes and Portslade mainline railway station. There is a good range of Schools all within walking distance, whilst buses into Brighton & Hove pass nearby. Vale Park with its range of recreational facilities and children's play area is also nearby.

- Spacious semi detached family home
  - Three double bedrooms
- Spacious 15'2 kitchen/breakfast room
  - 16' lounge/diner

- Double glazing & gas central heating
  - Double garage to rear
  - Private driveway
- 0.5 miles to Portslade station

























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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax Band: B**

**Council Tax Cost:** £1,818.49 per annum (2024/2025)

**Tenure:** Freehold

**Local Authority:** Brighton & Hove Council



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

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