



2 Valerie Close, Portslade, East Sussex, BN41 2FP

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‘Offers in Excess of’ £450,000 Freehold

Hyman Hill are delighted to offer for sale this extended semi-detached bungalow occupying an enviable position within a quiet close being within easy reach of amenities.

Boasting a full width rear extension, this bright, homely and deceptively spacious property has been well maintained by the vendors who thoroughly enjoyed living and modernising the property during their thirty year ownership.

In brief, the property has features to include; a spacious welcoming entrance hallway, 26' fitted kitchen/breakfast room enjoying a triple aspect and bay window to rear, 25'4 lounge/diner with bay window overlooking and leading to the southerly aspect rear garden, two double bedrooms with fitted bedroom furniture, spacious modern fitted bathroom with separate shower cubicle, double glazing and gas central heating (boiler installed 2023).

Externally, there is a lovely rear garden boasting a favoured sunny southerly aspect with chimney top views towards The Downs. Off road parking for several vehicles is afforded via hardstanding to the front and there is a garage situated to the rear.

There is excellent scope to further extend the property (STNC) as many other properties in the close benefit from loft conversions.

Located in the popular Foredown/Benfield area of Portslade, this property is conveniently close to local amenities, including Mill Lane shops, Sainsbury's Superstore, schools, and bus services to Brighton & Hove. Boundary Road, offering a range of high street shops and a mainline railway station, is approximately one mile away. Additionally, the A23/M23, providing direct access to Gatwick Airport and London, is easily accessible.

With no on-going chain, we highly recommend undertaking an internal viewing to fully appreciate this property and its deceptive nature.

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- Extended semi detached bungalow
 - Two double bedrooms
 - Popular cul-de-sac location
 - 26' fitted kitchen/breakfast room

- 25'4 lounge/diner
- Modern fitted bath/shower room
- Lovely southerly aspect rear garden
 - Garage to rear













Total area: approx. 1020.1 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C -
£2,078.28 per annum
(2024/2025)

Tenure: Freehold

Local Authority: 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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