

Hyman  
Estate & Letting



Hill  
Agent

38 Melrose Avenue, Portslade, East Sussex, BN41 2LS



# 38 Melrose Avenue, Portslade, East Sussex, BN41 2LS

£475,000 Freehold

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Hyman Hill are delighted to offer for sale this deceptively spacious extended home situated within a highly popular location of Portslade. In brief, the property features; a welcoming 14'3 bay-fronted separate lounge to the front, dining area at the rear that opens into the fitted kitchen and a double-glazed conservatory that provides a wonderful space to relax and entertain whilst enjoying views of the rear southerly aspect rear garden.

On the first floor, you'll find three well-proportioned bedrooms, along with a modern, fully-tiled family bathroom, complete with underfloor heating for added comfort. The property benefits from double glazing and gas central heating throughout.

Externally, the property boasts a well-maintained enclosed rear garden boasting a desirable sunny southerly aspect, mainly laid to lawn-ideal for outdoor relaxation. To the front, off-road parking is available, with a shared driveway providing access to a detached garage.

In addition, there is the possibility to extend the property, subject to obtaining the necessary consents, offering potential for further development to suit your needs.

The property is situated in popular Portslade Village near various amenities including Portslade and Southwick Railway Stations that offer links to Brighton, Hove and London. Brighton and Hove Buses offer access to surrounding areas of Shoreham, Southwick and Brighton & Hove.

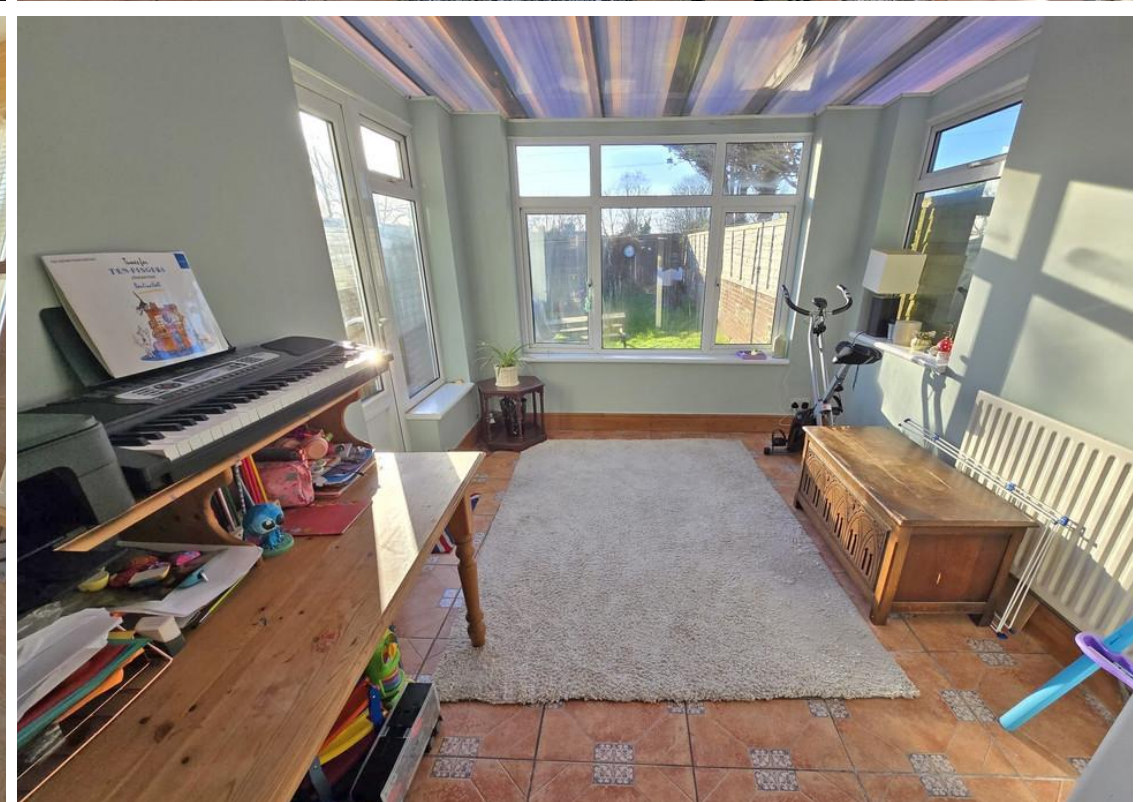
Comprehensive shopping facilities can be found approximately a mile away in either Southwick Square to the West and Boundary Road to the East affording a range of corporate shops, supermarkets and eateries.

The property is also situated within catchments of popular primary and secondary schools.

An internal viewing comes as highly recommended.

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- |   |                                |
|---|--------------------------------|
| • Extended semi detached house            | • Double glazed conservatory   |
| • Three first floor bedrooms              | • Contemporary family bathroom |
| • 14'3 separate bay fronted lounge        | • Southerly aspect rear garden |
| • Dining area opening into fitted kitchen | • Off road parking & garage    |

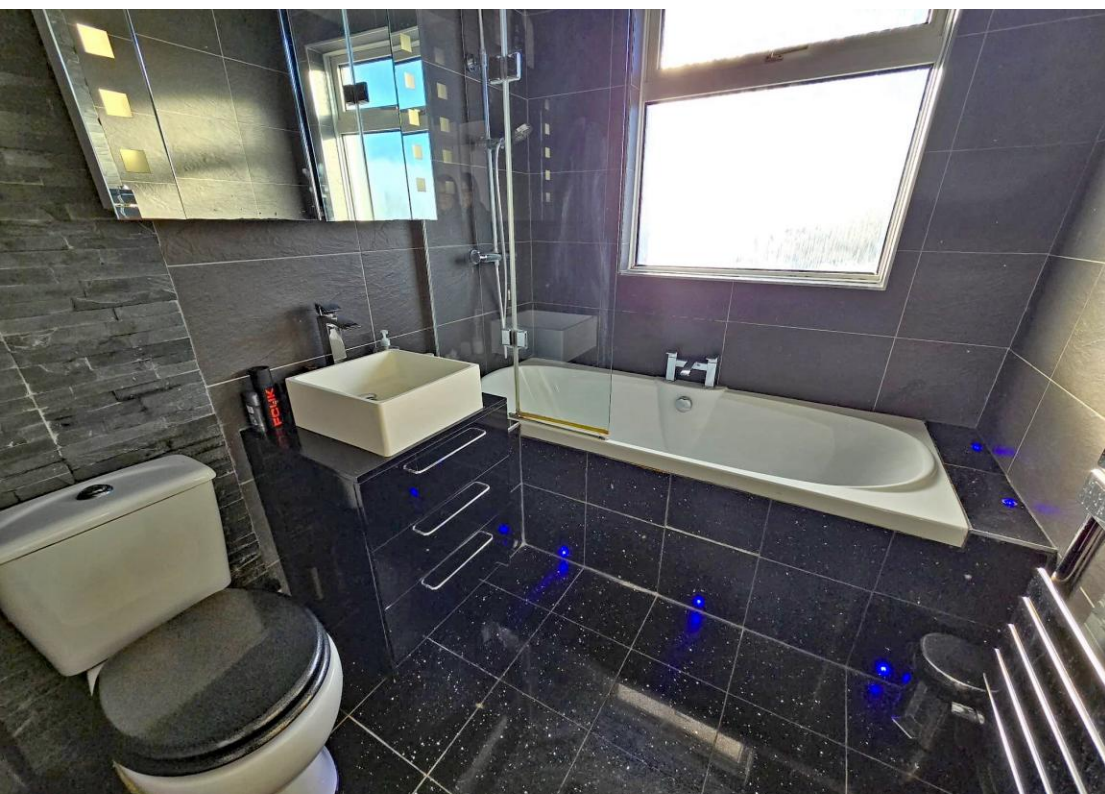






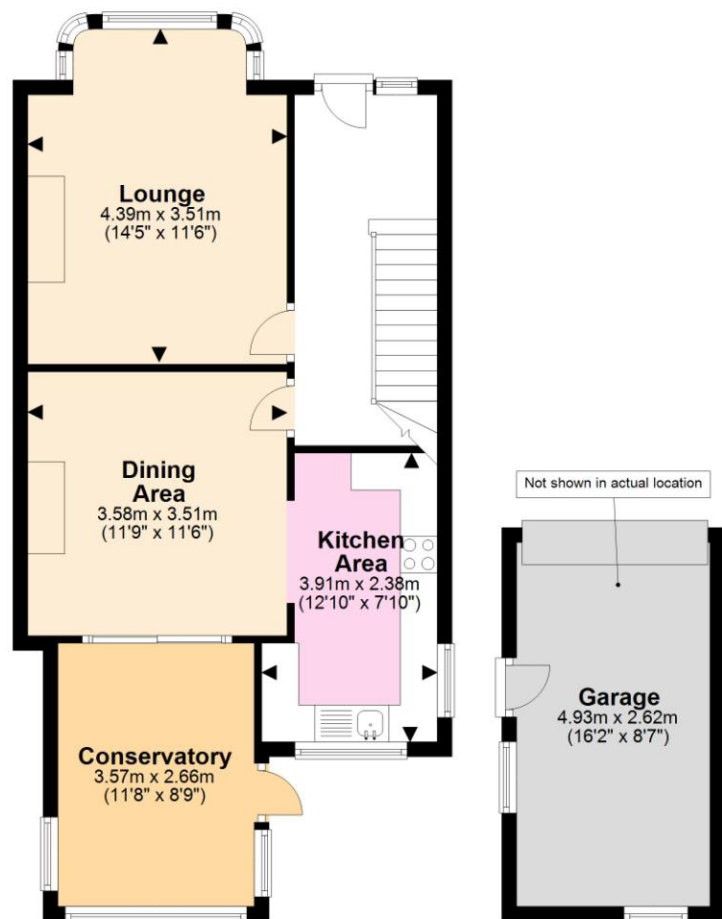




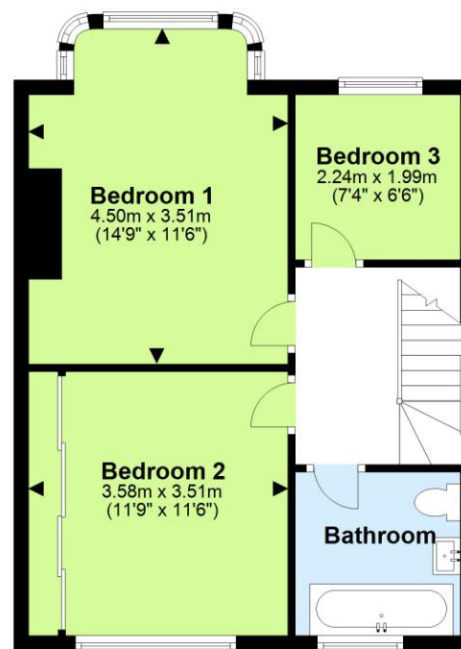




Ground Floor



First Floor



Total area: approx. 114.4 sq. metres (1231.0 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             |         | 76 C      |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Useful Information

**Council Tax:** £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.

Southwick – 01273 597730  
info@hymanhill.co.uk

Shoreham – 01273 454511  
shoreham@hymanhill.co.uk

Lettings – 01273 597730  
lettings@hymanhill.co.uk

[www.hymanhill.co.uk](http://www.hymanhill.co.uk)