

Hyman  
Estate & Letting



Hill  
Agent



33 Hillside, Portslade, East Sussex, BN41 2DG

# 33 Hillside, Portslade, East Sussex, BN41 2DG

£525,000 Freehold

---

Hyman Hill is pleased to present this charming, three-bedroom semi-detached bungalow, ideally situated in a quiet and highly sought-after area of Portslade. This property offers spacious and adaptable accommodation, surrounded by a variety of amenities and excellent transport links.

Key features include a 17'2" bay-fronted lounge/diner, a modern fitted kitchen and bathroom, and a double-glazed conservatory. The bungalow also benefits from a spacious entrance porch, double glazing throughout, and gas central heating. Externally, the rear garden is over 100ft in length, mainly laid to lawn, offering a peaceful space ideal for families or gardening enthusiasts.

To the front of the property, there's an expansive private block-paved driveway with space for multiple vehicles, which continues along the side of the property to a detached garage. This property is perfect for those looking to downsize or upsize, with the added potential for extension (subject to necessary consents), as seen

with other homes in the area. We highly recommend an internal inspection to fully appreciate its potential.

Hillside is a premier road, located between Benfield Way and Mill Lane. There are local convenience shops and amenities in Burlington Parade which is just a short walk away.

Ideally positioned for commuters, the A27 is easily accessible providing great links to Gatwick, M23 and M25. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Retail Park and Sainsbury's West Hove are also both within a few minutes drive.

- 
- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>• Semi-detached bungalow</li><li>• Three good sized bedrooms</li><li>• Deceptive, versatile &amp; spacious accommodation</li><li>• 17'2 bay fronted lounge/diner</li></ul> | <ul style="list-style-type: none"><li>• Large private driveway &amp; garage</li><li>• 100' rear garden</li><li>• Easy reach of amenities &amp; transport links</li><li>• Further scope for extension (stnc)</li></ul> |
|--|---|

























Total area: approx. 102.4 sq. metres (1102.4 sq. feet)

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	67 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** £2,777.91 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)