



46 Burlington Gardens, Portslade, East Sussex, BN41 2DS

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‘Offers in Excess of’ £475,000 - Freehold

Hyman Hill are pleased to present this extended semi-detached family home, offered in excellent condition throughout, located in a highly sought-after area of Portslade.

The property has been thoughtfully improved, with a full-width rear extension that creates a truly impressive, sociable living space. At the heart of the home is the stunning 16' x 14'5 'L' shaped kitchen/breakfast room, complete with skylight windows that flood the room with natural light together with the double doors that lead to the south facing rear garden. A large opening leading to the expansive 26' bay-fronted lounge/diner provides a perfect space for family living and entertaining. Additionally, the ground floor features a convenient WC. Upstairs, you will find three bedrooms and a family bathroom.

The property benefits from double glazing and gas central heating throughout, ensuring comfort year-round.

Externally, the landscaped rear garden measures approximately 60' in length and boasts a favoured sunny southerly aspect having a spacious Indian sandstone patio with the remainder laid to lawn. For those who enjoy hobbies or need a space to work from home, there is a versatile 11' x 10'7 garden room that offers endless possibilities.

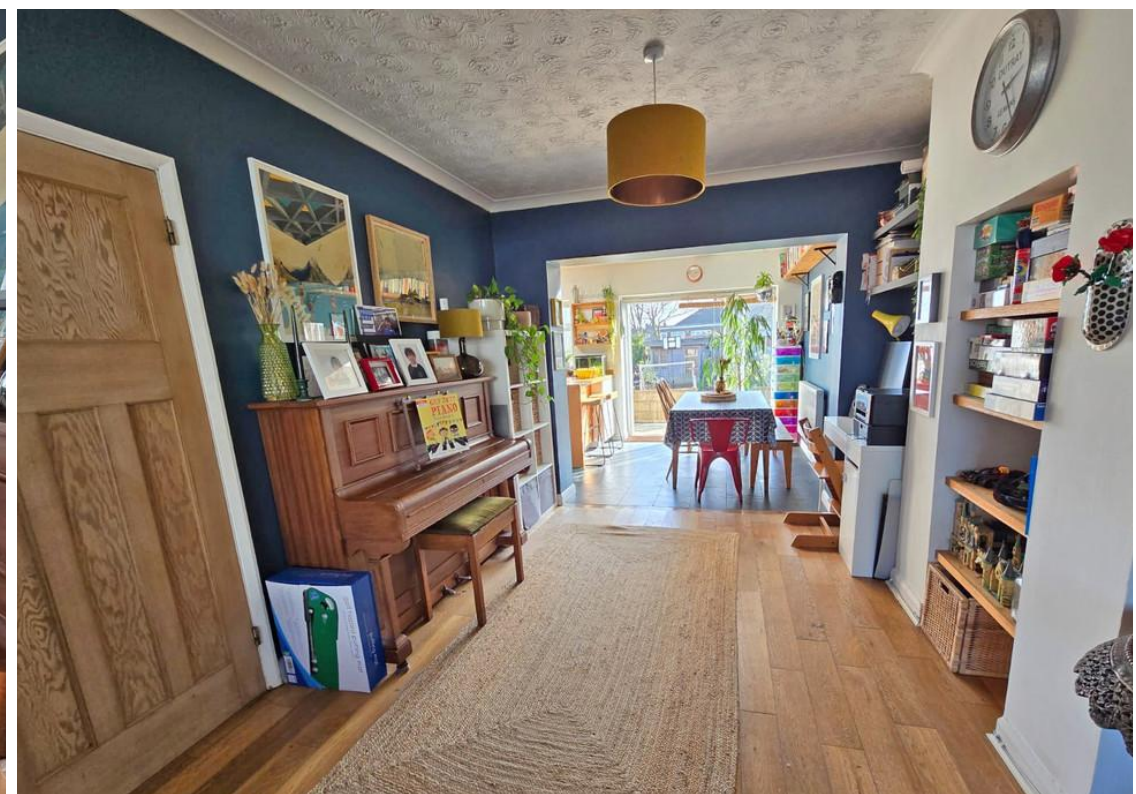
To the front, off-road parking is available for your convenience.

This exceptional home offers space, style, and functionality in a prime location - don't miss the opportunity to make it yours!

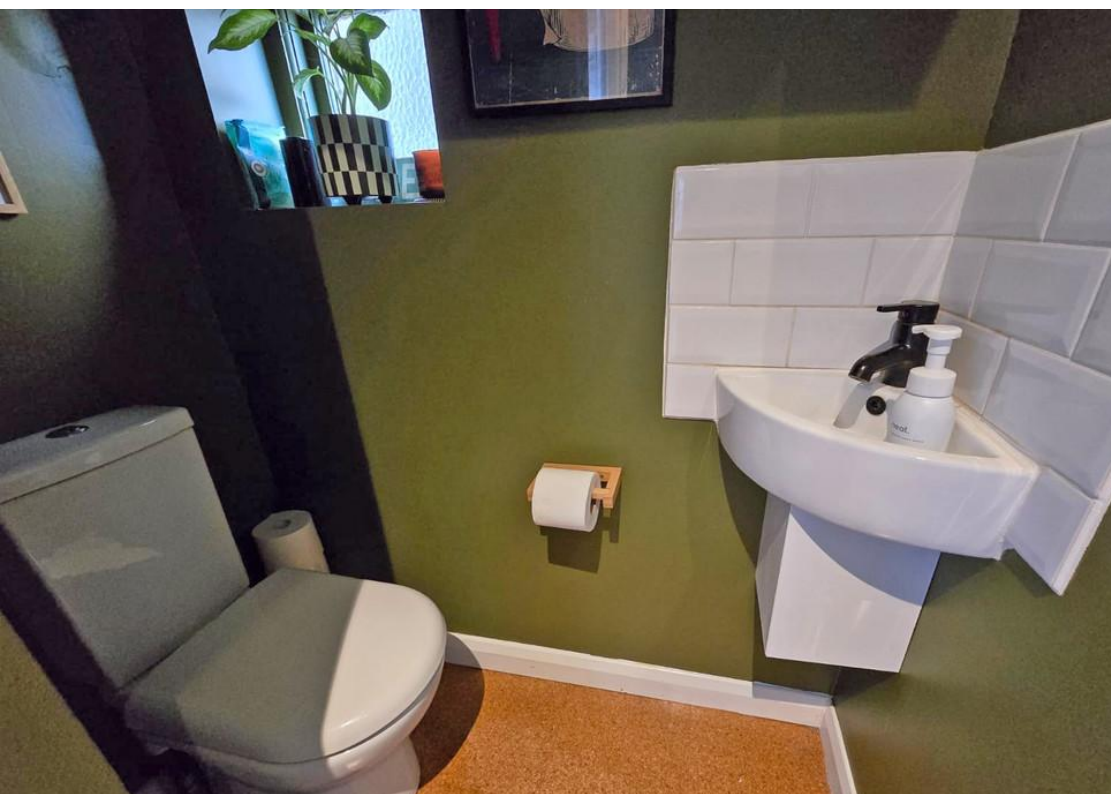
Location:

The property is situated close to South Downs National Park, Foredown Tower (0.5 miles). Portslade Railway Station (0.8 miles) and ideally located close to Boundary Road (1 mile), which holds many local shops, cafes, restaurants, bars, and entertainment facilities. Hove seafront (1.5 miles) and Hove Lagoon Watersports provide easily accessible outdoor entertainment. Nearby schools include Benfield Primary School (0.2 miles), PACA (1.0 miles) and Hove Park School (1 mile). Furthermore, Aldrington Train Station (2.1 miles), Fishersgate Train Station (1.4 miles), many bus routes, the A27 and A23 are all accessible, providing easy access into and around Hove, Brighton and into London.

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|---|---|
| • Extended semi-detached family home | • 26' bay fronted lounge/diner |
| • Three bedrooms | • Ground floor WC |
| • Excellent condition throughout | • Southerly aspect rear garden with home office |
| • Impressive extended 16' kitchen/b'fast room | • Off street parking |

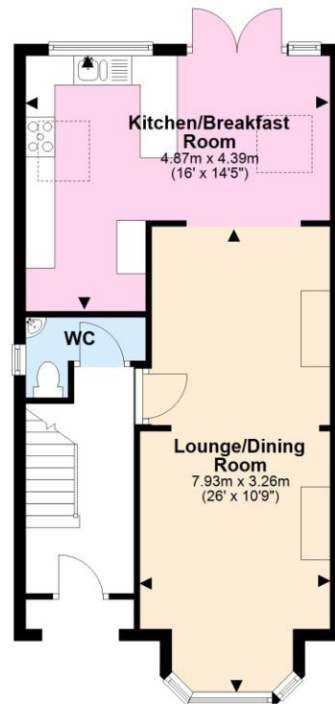
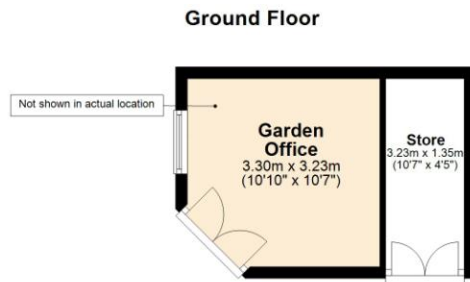








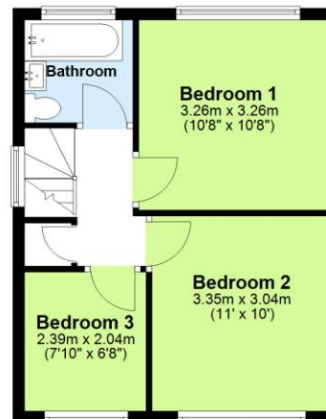




Total area: approx. 102.9 sq. metres (1107.9 sq. feet)

This floor plan is for illustrative purposes and is not drawn to scale.
Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection.
Plan produced using PlanUp.

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	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.

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