

Hyman
Estate & Letting



Hill
Agent



21 Hawthorn Way, Portslade, East Sussex, BN41 2HR

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£375,000 - Freehold

Hyman Hill are delighted to present for sale this deceptively spacious detached bungalow, ideally located in a sought-after cul-de-sac in Portslade.

Well presented throughout, the property offers flexible accommodation comprising a lounge that opens into a triple-aspect conservatory with a pitched roof and radiator-perfect for year-round use. A fitted dual aspect kitchen, contemporary bathroom, and separate WC enhance the home's practicality.

There are three generously sized bedrooms, with the master bedroom featuring a charming bay window that offers delightful rooftop views stretching towards the sea. Bedroom two also enjoys elevated views across the surrounding area.

The property benefits from double glazing and gas central heating, providing everyday comfort and efficiency.

Outside, the property benefits from a low-maintenance rear garden with fitted wooden seating areas - ideal for relaxing or entertaining- while the front of the home provides ample off-road parking for

multiple vehicles with access to a garage.

An excellent opportunity for young families or those looking to downsize, this bungalow truly must be seen to be fully appreciated. Internal viewing is highly recommended.

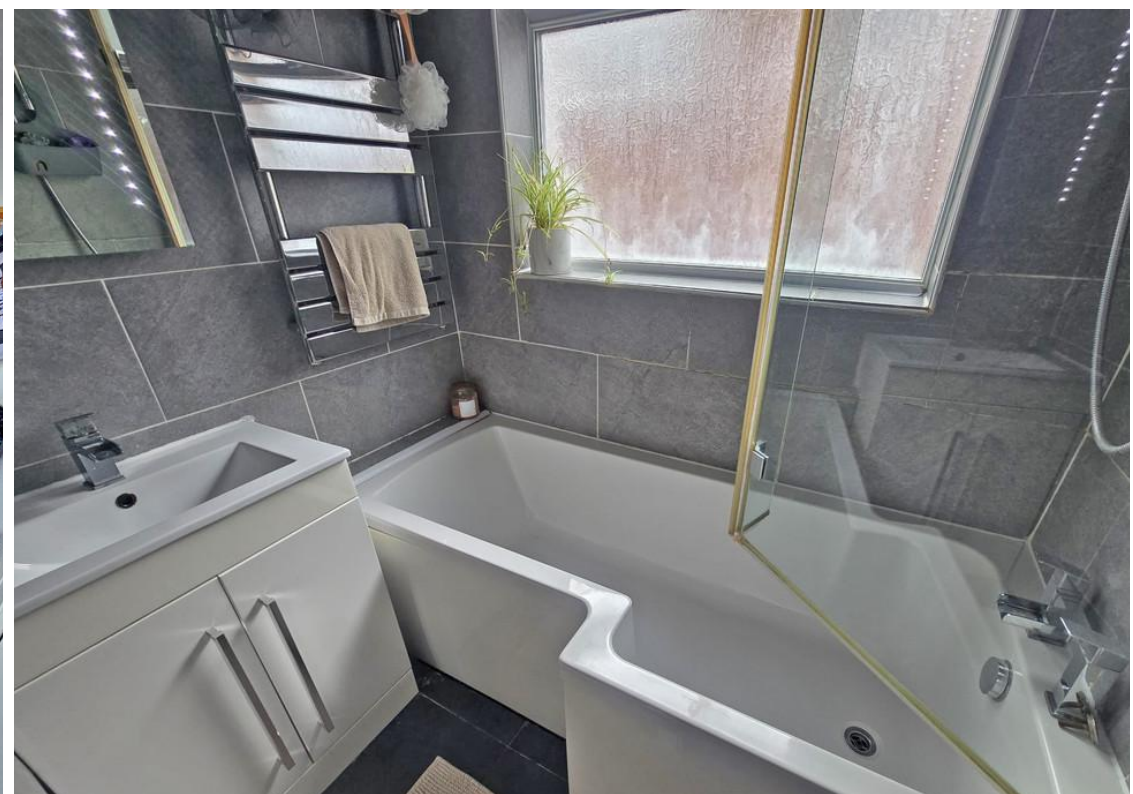
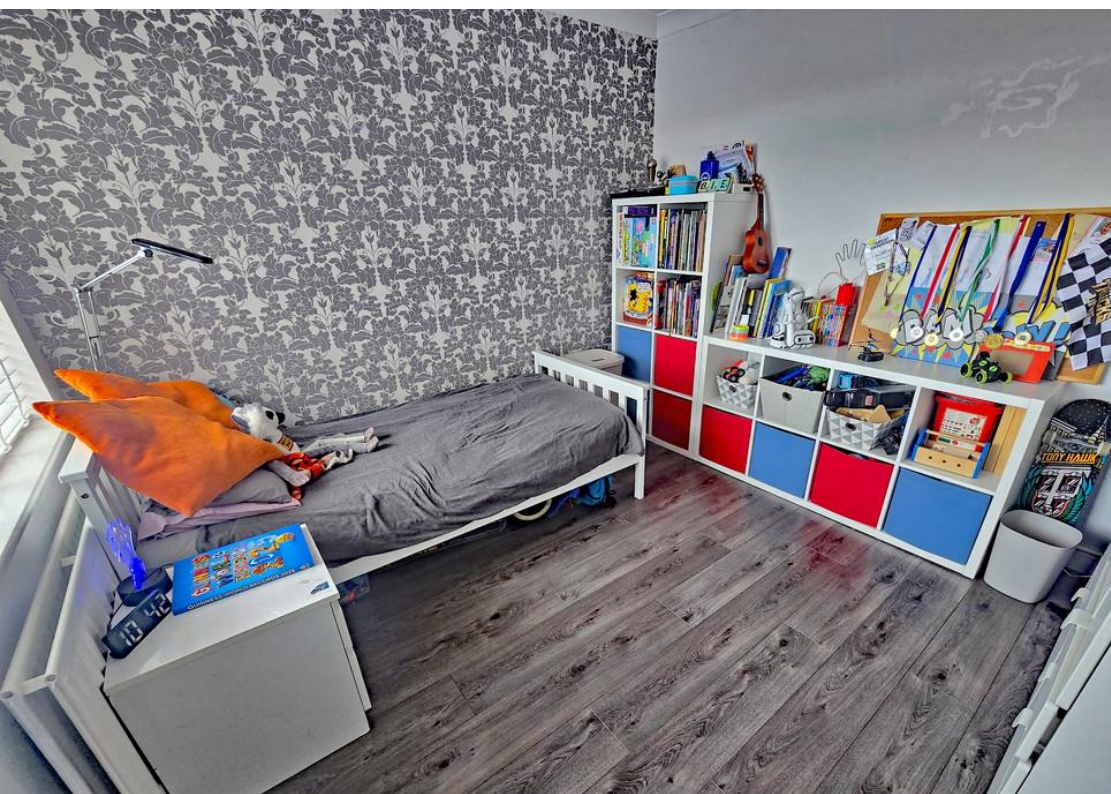
The Location:

Positioned within a quiet cul de sac close to Portslade Village Centre, with local shops in nearby Valley Road and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre where you will find an array of independent and corporate shops in Boundary Road together with a mainline railway station providing direct trains to London as well as coastal routes east and west. Sainsbury's West Hove store is within easy reach as is the Holmbush Retail Park located in Shoreham.

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- Well presented detached bungalow
 - Three good sized bedrooms
 - Highly popular cul-de-sac location
 - 14' Pitched roof double glazed conservatory
 - Chimney top views towards the sea from front
 - Garage & off road parking
 - Double glazing & gas central heating
 - Internal viewing highly recommended











Ground Floor



Total area: approx. 89.7 sq. metres (965.6 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C -
£2,182.92 per annum
(2025/2026)

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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