

Hyman
Estate & Letting



Hill
Agent



Upper Flat, 3 St. Andrews Road, Portslade, East Sussex, BN41 1DB

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£299,950 - Leasehold

This well-presented maisonette occupies the top two floors of an attractive period property, ideally located on a highly sought-after road just moments from the shops and cafés of Boundary Road. With Portslade mainline station only 0.3 miles away, this home is perfect for professionals, couples, or small families seeking a stylish and conveniently located property.

Bright and well-proportioned throughout, the first floor features a spacious 15'8 lounge/diner, a fitted kitchen, a family bathroom with separate WC, and a generously sized second bedroom. Stairs rise to the top floor, where the landing provides access to useful eaves storage and leads to a beautiful dual-aspect master bedroom - a standout feature of the home.

The property further benefits from double glazing and gas central heating throughout.

To the rear, you'll find a private, landscaped, low-maintenance garden enjoying a sunny southerly aspect - ideal for relaxing or entertaining during the warmer months.

Located just off Boundary Road on a quiet residential street, this home offers the ideal balance of tranquillity and convenience. With Portslade mainline station only moments away, commuting and shopping are effortless, whether you're heading into central Brighton or exploring the surrounding area. Road connections are equally strong, with easy access to the A27 and A23 for those travelling by car.

The neighbourhood is dotted with green spaces, providing endless opportunities for outdoor adventures and relaxed picnics. Hove Lagoon is also nearby-a scenic spot to enjoy water sports or simply unwind by the water.

The area is known for its welcoming community and vibrant local scene. Friendly pubs, cosy cafes, and a range of restaurants offer something for every taste, while nearby shops ensure your daily needs are always within reach. Blending urban convenience with coastal charm, this home is a perfect choice for anyone seeking a comfortable and inviting place to call home.

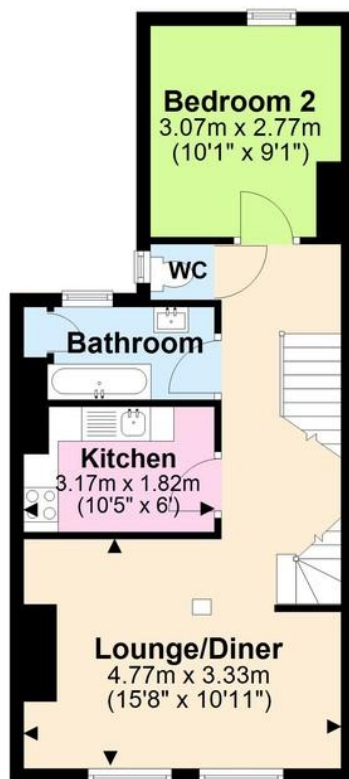
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- Well presented split level maisonette
 - Two double bedrooms
 - Private garden to rear
 - 15'8 lounge/diner
 - Double glazing & gas central heating
 - Long lease remaining
 - Just 0.3 miles from Portslade mainline station
 - Surrounded by amenities







First Floor



Second Floor



Total area: approx. 66.4 sq. metres (714.5 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. 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		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band B - £1,910.16 per annum (2025/2026)

Local Authority: Brighton & Hove City Council

Tenure: Leasehold

Service Charge: £600 per annum

Ground Rent: £150 per annum



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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