



66 Wolseley Road, Portslade, East Sussex, BN41 1ST

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‘Offers in Excess of’ £425,000 - Freehold

An fantastic opportunity to acquire this significantly extended and deceptively spacious five-bedroom, two-bathroom family home, ideally located on level ground just 0.2 miles from Fishergate Station and within easy reach of local amenities.

Set over three well-appointed floors, this versatile property boasts a double-storey side extension and a loft conversion, providing generous living space throughout. Accommodation includes a 22'7" bay-fronted lounge/diner, a fitted dual aspect kitchen, a bright and airy dual-aspect snug (which could easily serve as a sixth bedroom), a ground floor bathroom, and a further family bathroom on the first floor.

All five bedrooms are well-proportioned, offering excellent space for families of all sizes.

Externally, the low-maintenance rear garden is ideal for entertaining, featuring a raised fishpond and a bespoke fitted bar area.

Internal viewing is highly recommended to fully appreciate the size and flexibility of accommodation on offer.

Conveniently situated near to the green open spaces of Vale Park and Victoria Recreation Ground. Portslade train station with its mainline commuter routes is within easy reach and Fishersgate station is only a short walk away. The A270 offers easy access to Brighton and Hove with links to London.

There are plenty of shops and amenities at nearby Boundary Road or Southwick Square offering a range of corporate and independent shops, together with cafe's and restaurants.

Local schools within walking distance include St Mary's Catholic Primary School, St Peter's Community Infant and Nursery School, St Nicolas' C of E Primary School and Portslade Infants' School.

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- Heavily extended family home
 - Five good sized bedrooms
 - 22' lounge/diner
 - Separate snug / bedroom 6

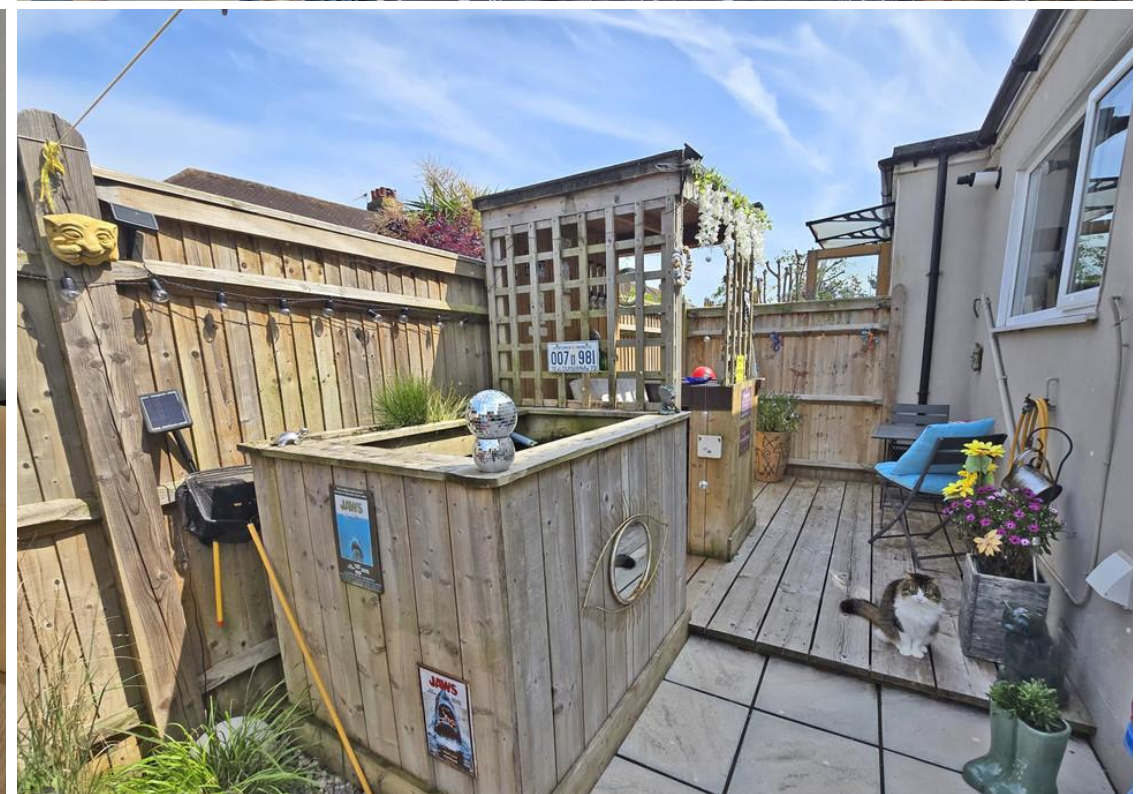
- Bathroom & shower room
- Double glazing & gas central heating
- Highly popular location – just 0.2 miles from Fishersgate station
- Deceptively spacious - must be seen



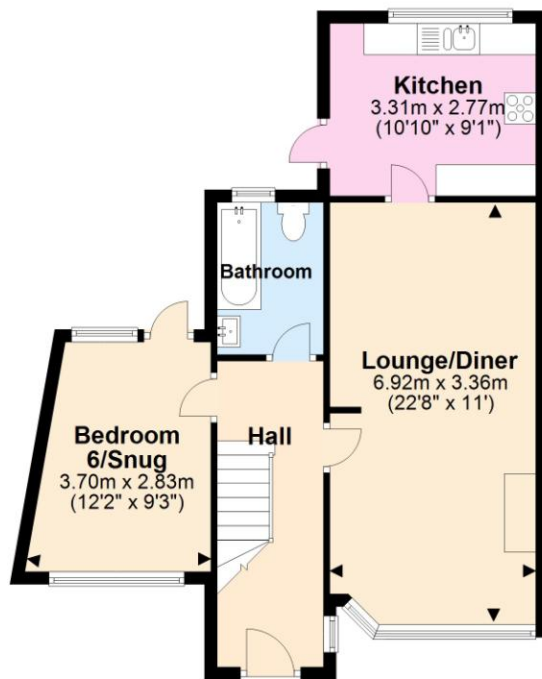




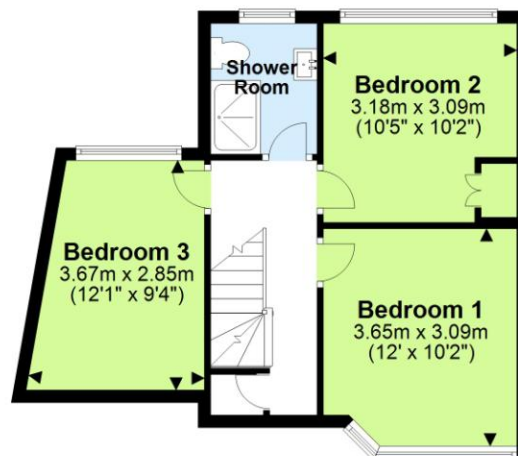




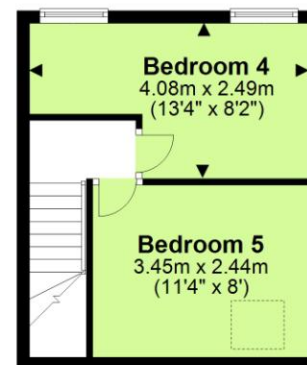
Ground Floor



First Floor



Second Floor



Total area: approx. 119.0 sq. metres (1280.7 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 | | 79 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Useful Information

Council Tax: Band B -
£1,910.06 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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