

Hyman
Estate & Letting



Hill
Agent



66 Melrose Avenue, Portslade, East Sussex, BN41 2LS

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‘Offers in Region of’ £440,000 - Freehold

Set in a popular residential location, this beautifully improved and lovingly maintained two double bedroom (formerly three) detached bungalow offers a rare opportunity to secure a spacious and versatile home with no onward chain.

From the moment you step inside, you'll be struck by the bright and airy feel throughout. The property features a generously sized 23'1 lounge/dining room, perfect for entertaining or relaxing in comfort. At the heart of the home lies a stunning 21'2 x 18'8 open-plan kitchen, fitted with modern units and seamlessly flowing into a stylish pitched-roof, full width conservatory – flooded with natural light and creating a truly impressive living space with bi-fold doors leading into the garden.

Both bedrooms are comfortable doubles, each benefiting from fitted wardrobes, while the sleek, contemporary shower room has been thoughtfully updated. Originally designed as a three-bedroom home, the third bedroom could easily be reinstated, offering additional flexibility.

The property is fully double glazed and enjoys the comfort of gas central heating.

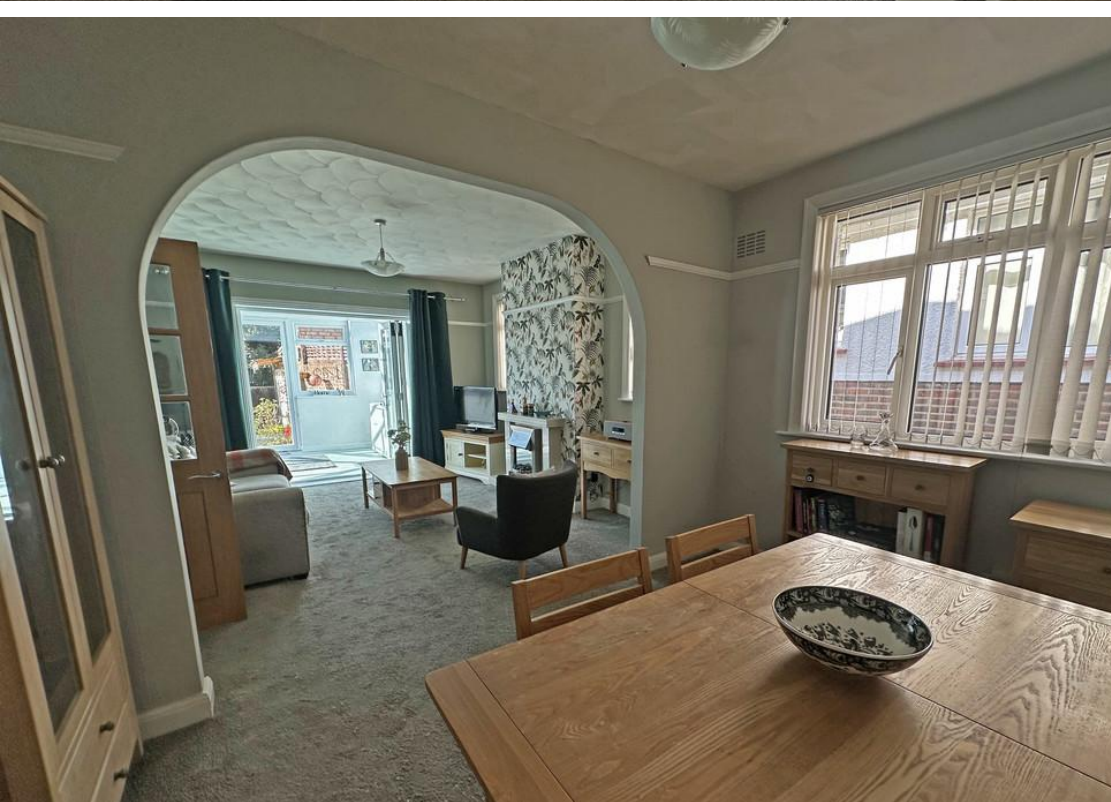
Step outside and discover a sunny, secluded west-facing garden, laid mainly to lawn and ideal for alfresco dining or simply soaking up the afternoon sun. To the rear of the garage, a thoughtfully added outbuilding provides a superb multi-functional space – whether you're dreaming of a home gym, office, studio or teen retreat, this area ticks all the boxes. There is also direct access to the garage for added convenience.

This delightful home will suit a wide range of buyers — whether you're looking to downsize without compromising on space, or a growing family eager to unlock further potential with a loft conversion (subject to necessary consents), just as others have done in the road.

The property is situated on the border of popular Portslade Village near various amenities including Portslade and Southwick Railway Stations that offer links to Brighton, Hove and London. Brighton and Hove Buses offer access to surrounding areas of Shoreham, Southwick and Brighton & Hove.

Comprehensive shopping facilities can be found approximately a mile away in either Southwick Square to the West and Boundary Road to the east affording a range of corporate shops, supermarkets and eateries. The property is also situated within catchments of popular primary and secondary schools.

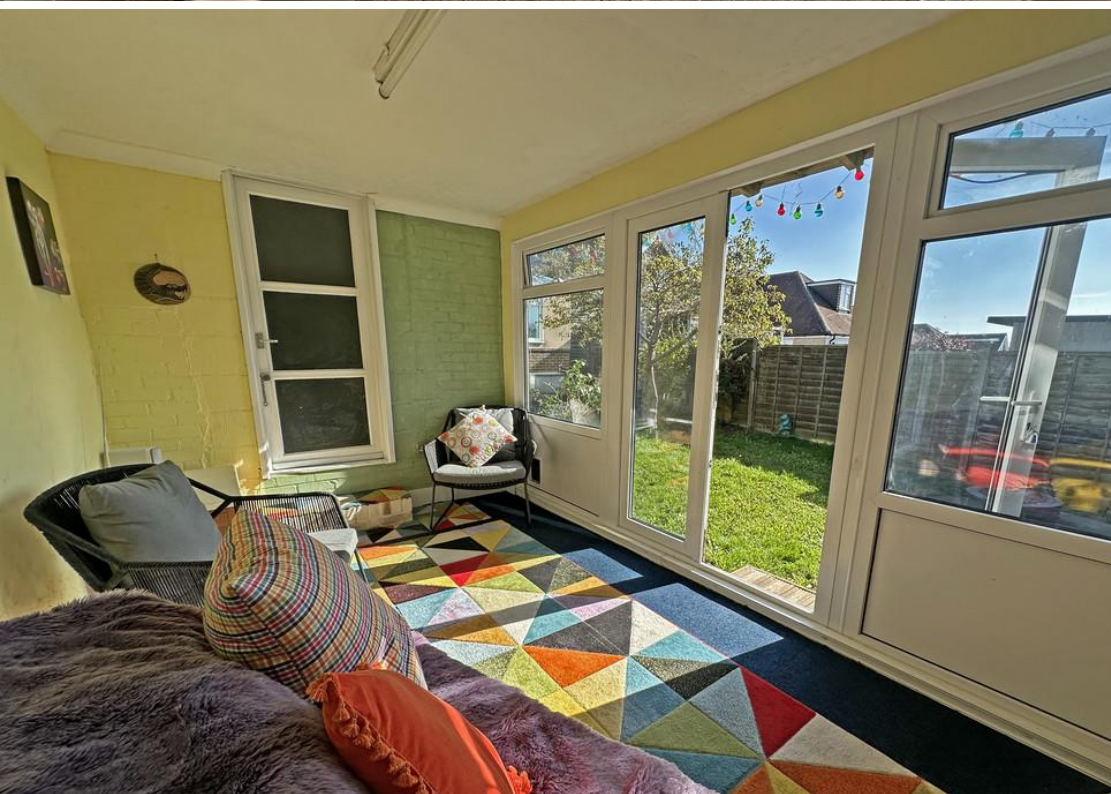
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- Extended detached bungalow
 - Two double bedrooms (formerly three)
 - 23' lounge/diner
 - 21'2 x 18'8 open plan kitchen / conservatory
 - Garage & office room to rear
 - Very well presented throughout
 - West facing rear garden
 - No on-going chain



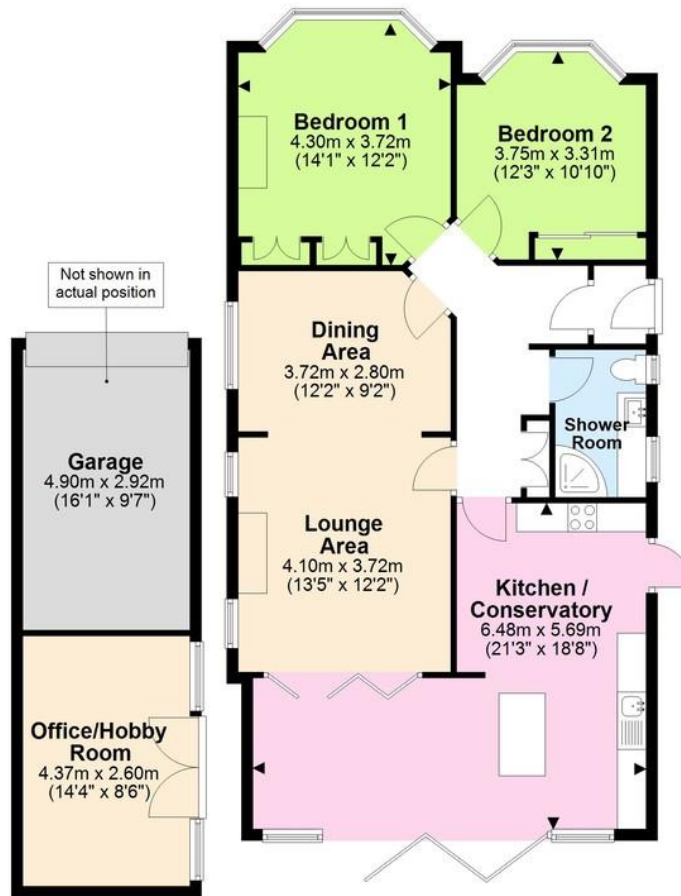








Ground Floor



Total area: approx. 122.9 sq. metres (1322.7 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		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band D - £2,420.25 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.

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