



## Vale Road, Portslade Brighton BN41 1GD

\*\*\*GUIDE PRICE £600,000-£625,000\*\*\*Set in this enviable location is this four/five-bedroom semi-detached house which has been redesigned to a high standard and also features a garden home office, two bathrooms, off road parking for 2 cars and a bright, spacious garden.

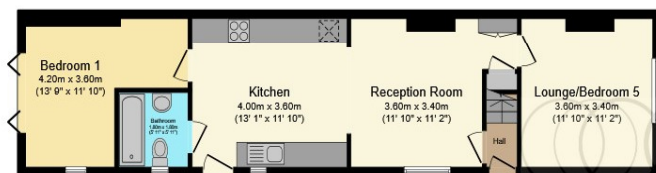


**welcome to**

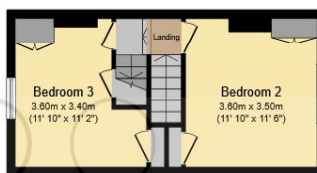
## **Vale Road, Portslade Brighton**

Situated just a short walk to Portslade Station this house is a commuters dream and gives access back into Brighton in 10 minutes or London in just over an hour. Close by you also have a selection of shops, cafes, and restaurants on the increasingly popular Boundary Road. The house itself has been tastefully redesigned and finished to an extremely high contemporary finish including a ground floor rear extension as well as a fully insulated garden room added in the garden with full power. As you enter the house on the ground floor you get the instant feel of a warm yet modern family home. On the ground floor the house features an open plan kitchen/living area, a separate living room, a family bathroom, and an office/bedroom to the rear leading onto the garden via bi-fold doors. There is also access to the garden via the kitchen giving you a lot of flexibility on the ground floor. Over the first and second floors the house features a further 3 double bedrooms and another shower room. These are all generous in size and again offers flexibility depending on your needs. Heading outside and the house continues to impress with a new patio and lawn as well as a feature garden room with full power. As there is side access to the garden this is another possible work from home space.





**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

Total floor area 126.3 m<sup>2</sup> (1,360 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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## Vale Road, Portslade Brighton

- SEMI-DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- CLOSE TO STATION
- GARDEN ROOM WITH POWER
- LARGE LOUNGE AREA
- OPEN PLAN KITCHEN WITH INTEGRATED APPLIANCES
- OFF ROAD PARKING FOR TWO CARS

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£600,000-£625,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CRH110062 - 0006

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