

Hyman
Estate & Letting



Hill
Agent



22 Blackthorn Close, Portslade, East Sussex, BN41 2EU

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'Offers in Excess of' £300,000 - Freehold

Hyman Hill are delighted to offer for sale this three-bedroom end of terrace home, ideally situated in a popular residential location within a favoured cul-de-sac. Offered to the market with no onward chain, the property presents an excellent opportunity for first-time buyers, growing families or purchasers looking to put their own stamp on a home.

The well-proportioned accommodation comprises a lounge to the front of the property, leading through to a full-width 13'5" fitted kitchen/dining room overlooking the rear garden. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a secluded rear garden, predominantly laid to lawn and complemented by a decked seating area to the rear, together with a patio adjoining the house, creating an ideal space for outdoor dining and entertaining. Two allocated parking spaces are conveniently positioned alongside the property.

The surrounding area offers an enviable blend of coastal living and countryside access. Portslade provides an excellent selection of everyday amenities, including independent shops, supermarkets, cafés and local services, while nearby Boundary Road offers an even wider choice of shopping, restaurants and cafés. Commuters are well served by excellent transport links, with Portslade mainline railway station providing regular services to Brighton, Hove and London, alongside easy access to the A27 and A23. Frequent bus routes also offer convenient connections to Brighton city centre and the seafront.

Families will appreciate the range of well-regarded primary and secondary schools nearby, together with local nurseries and further education facilities. Outdoor enthusiasts are equally well catered for, with several nearby parks and green spaces, while the South Downs National Park is just a short distance away, offering miles of scenic walking and cycling routes. Brighton's vibrant seafront, marina and promenade are also within easy reach, completing the appeal of this ideally positioned home.

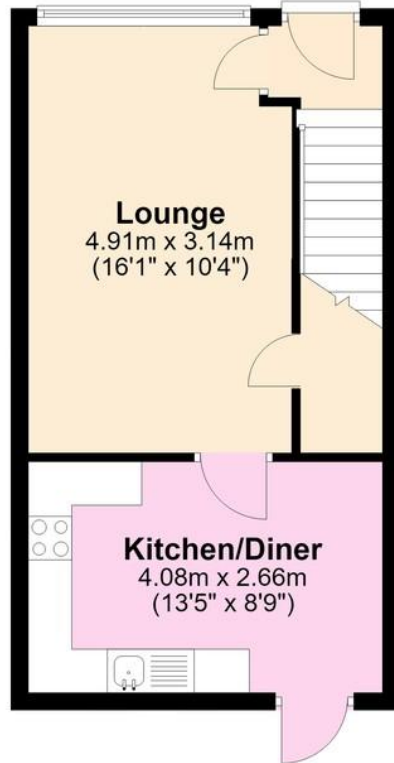
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- End of terrace house
 - Three bedrooms
 - Popular cul-de-sac location
 - 13'5 kitchen/diner
 - Double glazing & gas central heating
 - Two allocated parking spaces
 - No on-going chain
 - Ideal first purchase/upsized property







Ground Floor



First Floor



Total area: approx. 63.4 sq. metres (682.8 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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: £2,579.44 per annum (2026/2027)

Tenure: Freehold

Local Authority: Adur District Council



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

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