

Hyman  
Estate & Letting



Hill  
Agent



12 Old Shoreham Road, Portslade, East Sussex, BN41 1SQ

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Offers in excess of £375,000 - Freehold

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Hyman Hill are delighted to bring to the market this extended three-bedroom family home, ideally positioned in a convenient location and offered for sale with no onward chain.

Deceptively spacious, the property provides versatile living accommodation throughout. The ground floor features an impressive 27'9" bay-fronted lounge/diner, providing a bright and welcoming living space, with access to a useful study area (formerly the kitchen) which could be enclosed to create a fourth bedroom or home office. To the rear, a full-width 16'3" kitchen/breakfast room is fitted with modern units and offers ample space for dining and everyday family living.

Upstairs, the first floor comprises three bedrooms and a contemporary fitted family bathroom.

Externally, the property benefits from an enclosed rear garden, predominantly laid to lawn, providing an ideal space for children, pets, or outdoor entertaining. A shared driveway provides access to the 18' detached garage, offering excellent storage or workshop potential.

This versatile and well-presented home is perfectly suited to growing families and buyers seeking flexible living space.

An internal inspection is highly recommended to fully appreciate the accommodation on offer.

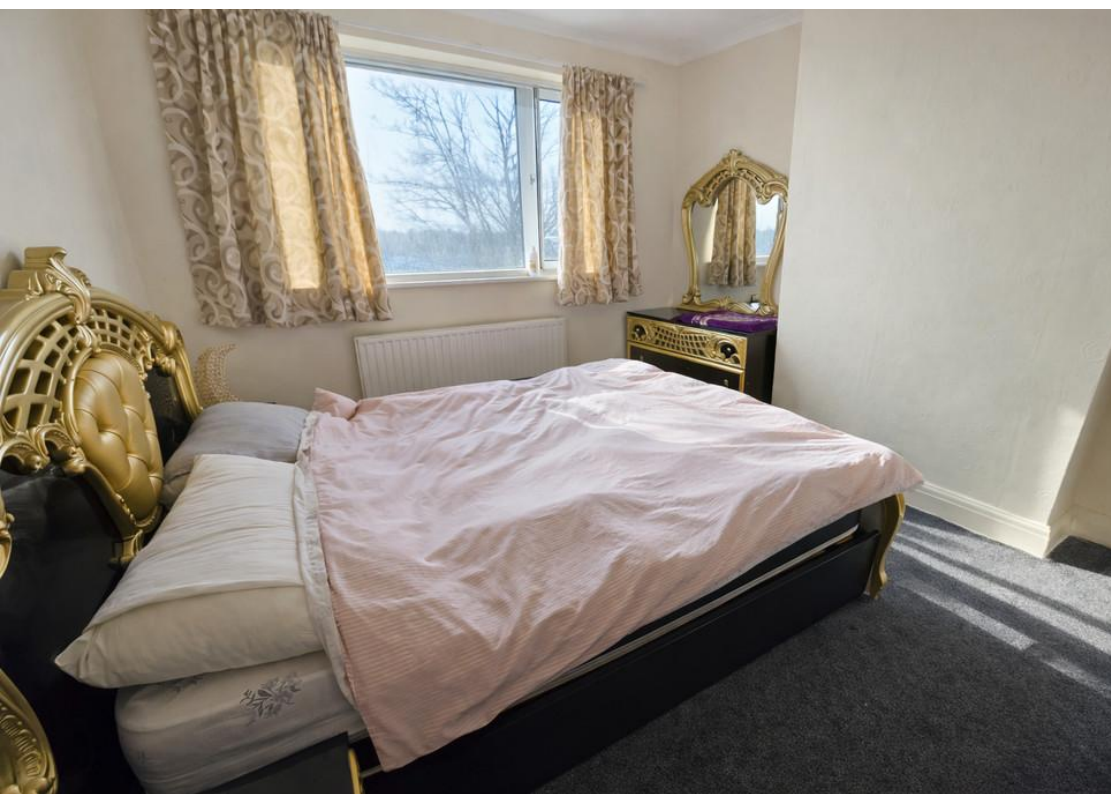
Situated on the Old Shoreham Road, Bus services pass close by providing access to many other parts of the city, (with their many amenities) , the outlying villages, and of course Hove and Brighton famous seafront with its lawns and beaches.

Easy access can be found onto the A27 and bypass for those who may need to commute for work, and with Portslade railway station, being within walking distance, which provides a short journey to Brighton and therefore access to London, this location is ideal for commuters. Popular schools are found within the area, catering for all age groups.

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- Extended semi-detached family home
    - Three bedrooms
  - 16'3 full width fitted kitchen/breakfast room
    - 27'9 bay fronted lounge/diner
  - Ground floor study area
  - Modern fitted bathroom
    - 18' Garage
  - No on-going chain



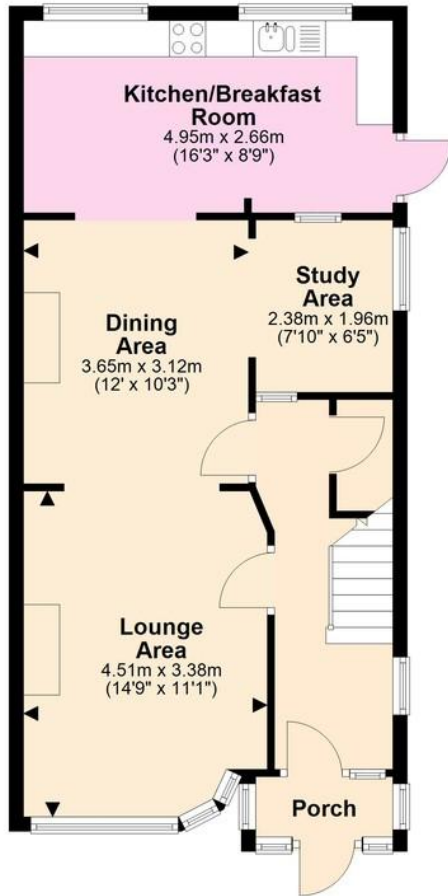




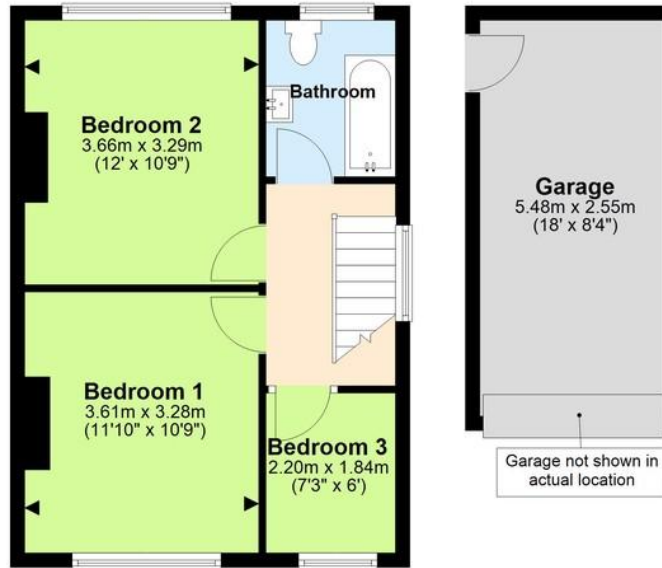




## Ground Floor



## First Floor



Total area: approx. 108.3 sq. metres (1165.8 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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax:** Band C -£2,182.92 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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