

Hyman
Estate & Letting



Hill
Agent



16 Heathfield Crescent, Portslade, East Sussex, BN41 2YR

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‘Offers in Excess of’ £365,000

Hyman Hill are delighted to offer for sale this extended chalet-style home, ideally situated in a sought-after location.

Bright, spacious and well presented throughout, the property offers accommodation that would suit a wide range of buyers, from first-time purchasers and growing families to those looking to downsize.

The ground floor features a welcoming bay-fronted separate lounge, together with a refitted modern kitchen which opens into an extended dual-aspect dining area, creating a light and sociable space ideal for both everyday living and entertaining. A modern fitted bathroom completes the ground-floor accommodation.

On the first floor, there are three bedrooms, providing flexible space for family living, guests or those requiring a home office. Further benefits include double glazing and gas central heating throughout.

Outside, the property enjoys a lovely low-maintenance rear garden, providing an attractive space in which to relax and entertain, while to the front there is the added convenience of off-road parking.

Positioned in a popular road, close to locals shops and schools in adjacent Graham Avenue and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

The property is leasehold with the balance of a 999 year lease (approx. 936 years remain). This can be easily converted to a freehold - please contact the office for details and costs. There are no maintenance charges, just a nominal ground rent of £7.50 per quarter

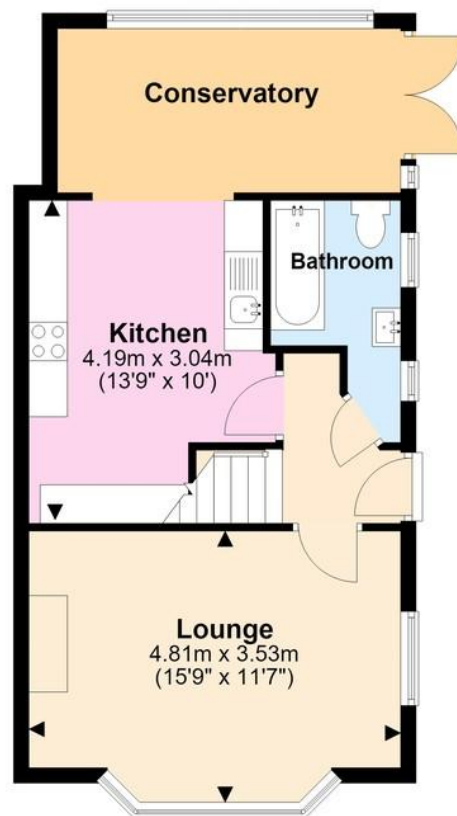
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- Extended, well presented family home
 - Three bedrooms
 - Extended contemporary kitchen/dining room
 - Separate bay fronted lounge
 - Contemporary bathroom
 - Lovely, low maintenance rear garden
 - Off road parking
 - Viewing is a must



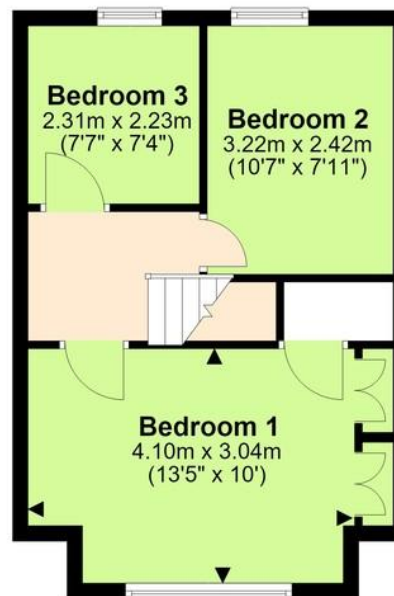




Ground Floor



First Floor



Total area: approx. 78.7 sq. metres (847.5 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		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: C - £2,292.84 per annum (2026/2027)

Tenure: Leasehold – balance of 999 years (approx. 936 years remain) This can be easily converted to a freehold - please contact the office for details and costs. Ground rent - £7.50 per quarter.

Local Authority: Brighton & Hove Council

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

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