

Hyman
Estate & Letting



Hill
Agent



41 St. Richards Road, Portslade, East Sussex, BN41 1PA

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£399,950 - Freehold

Hyman Hill are delighted to offer for sale this bright, well-presented and generously proportioned three-bedroom family home, ideally positioned just off Portslade's coast road and within easy reach of a wide range of local amenities and excellent public transport links.

Offered with no ongoing chain, the property provides well-balanced accommodation arranged over two floors. On the ground floor, a welcoming entrance leads into an impressive 17'4" bay-fronted lounge, enjoying a desirable westerly aspect and plenty of natural light. To the rear is a modern fitted kitchen, opening seamlessly into the dining area, where doors overlook and provide direct access to the rear garden – creating a sociable and practical space for everyday family living and entertaining.

Upstairs, the property offers three bedrooms, including a particularly good-sized third bedroom which is noticeably more generous than the typical 'box room'. Completing the first-floor accommodation is a modern fitted family bathroom. Further benefits include double glazing and gas central heating throughout.

Outside, the rear garden has been thoughtfully landscaped with ease of maintenance in mind, combining a paved patio with artificial lawn to provide an attractive space for relaxing, entertaining and family use. A real feature of the property is the recently constructed garden room, measuring approximately 12'3" x 8' internally. Equipped with light and power and featuring double doors

to the front, this versatile additional space lends itself to a multitude of uses – whether as a home office, gym, hobby room or teenage retreat. Within the front garden, there is a bicycle shed with living green roof.

With its spacious accommodation, contemporary presentation, useful garden room and convenient location, this is a home that is sure to appeal to a wide variety of buyers.

An internal inspection is highly recommended to fully appreciate everything this attractive family home has to offer.

Ideally positioned close to the open green spaces of Vale Park and the amenities along Boundary Road, St Richard's Road offers a highly convenient and connected location. Portslade railway station is within a mile, providing direct mainline links for commuters. Boundary Road and Station Road host a diverse mix of independent shops, cafés and bars, while regular bus services offer easy access to the vibrant café culture of Hove's Church Road and the wider attractions of central Brighton.

Leisure opportunities are plentiful, with Hove Lagoon within easy walking distance, offering a variety of water sports and activities. Closer to home, Vale Park features attractive gardens, a popular children's playground and a calendar of community events. Local schools include St Mary's Catholic Primary School, Benfield Primary School, and St Peter's Community Infant & Nursery School.

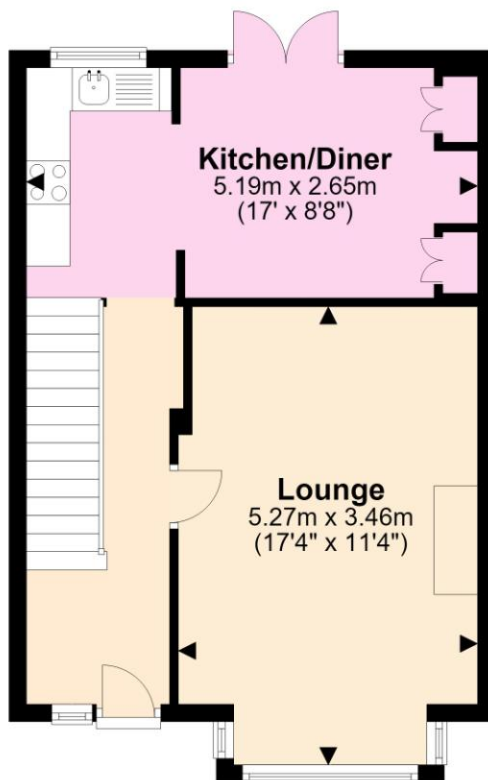
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- Three bedroom family home
 - Well presented throughout
 - 17'4 bay fronted lounge
 - Modern fitted kitchen/diner
 - Landscaped garden with garden room
 - Double glazing & gas central heating
 - Close to local amenities & public transport links
 - No on-going chain



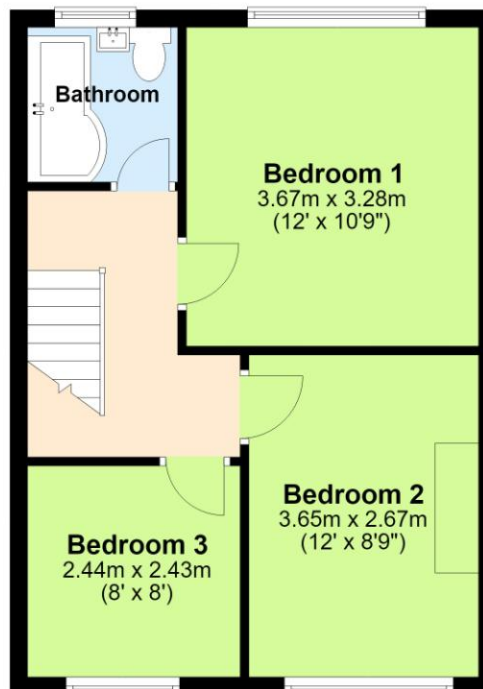




Ground Floor



First Floor



Total area: approx. 78.3 sq. metres (842.4 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		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

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

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 464464
lettings@hymanhill.co.uk

www.hymanhill.co.uk