

Melrose Avenue, Portslade

East Sussex

Guide Price £400,000 to £425,000



Melrose Avenue

Portslade

Well-positioned in Portslade, this **THREE BEDROOM SEMI-DETACHED HOUSE** occupies a **CORNER PLOT** with a sizeable rear garden, off-street parking and a **PRIVATE GARAGE**.

Inside, the property offers a well-proportioned double reception room, a separate kitchen, three bedrooms with useful built-in storage and a family bathroom with a white suite. A conservatory provides additional living space and opens directly onto the garden, with plenty of room for outdoor dining, entertaining and children to play. The property also features handy side access, a private driveway and a garage.

Melrose Avenue is ideally placed for enjoying both the coast and countryside, with the South Downs and its miles of walking routes to the north, and the beaches of Hove, Shoreham and Lancing within easy reach to the south.

In The Local Area

An excellent selection of amenities can be found at nearby Southwick Square and Boundary Road. Each offers a range of independent shops and restaurants as well as big supermarkets Tesco and the CO-OP.





For immediate essentials The Old Village or Windmill Parade are home to a Londis, pharmacy and several other amenities. Melrose Avenue offers easy access to the A270 and A23 for commuters and travel into Brighton and Hove.

Regular bus routes run into Brighton and further afield from the Old Shoreham Road. Fishersgate Train Station is only a short distance and provides direct links to London, Gatwick and provides regular services to Brighton, perfect for those commuting. Local schools include Brackenbury School, Peter Galdwin Primary and Mile Oak School.

Further Information

The property has a garage and drive-way.

Currently, the property is in Council Tax band C, which was charged at £2,292.84 for 2026/27.

EPC rating - D

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

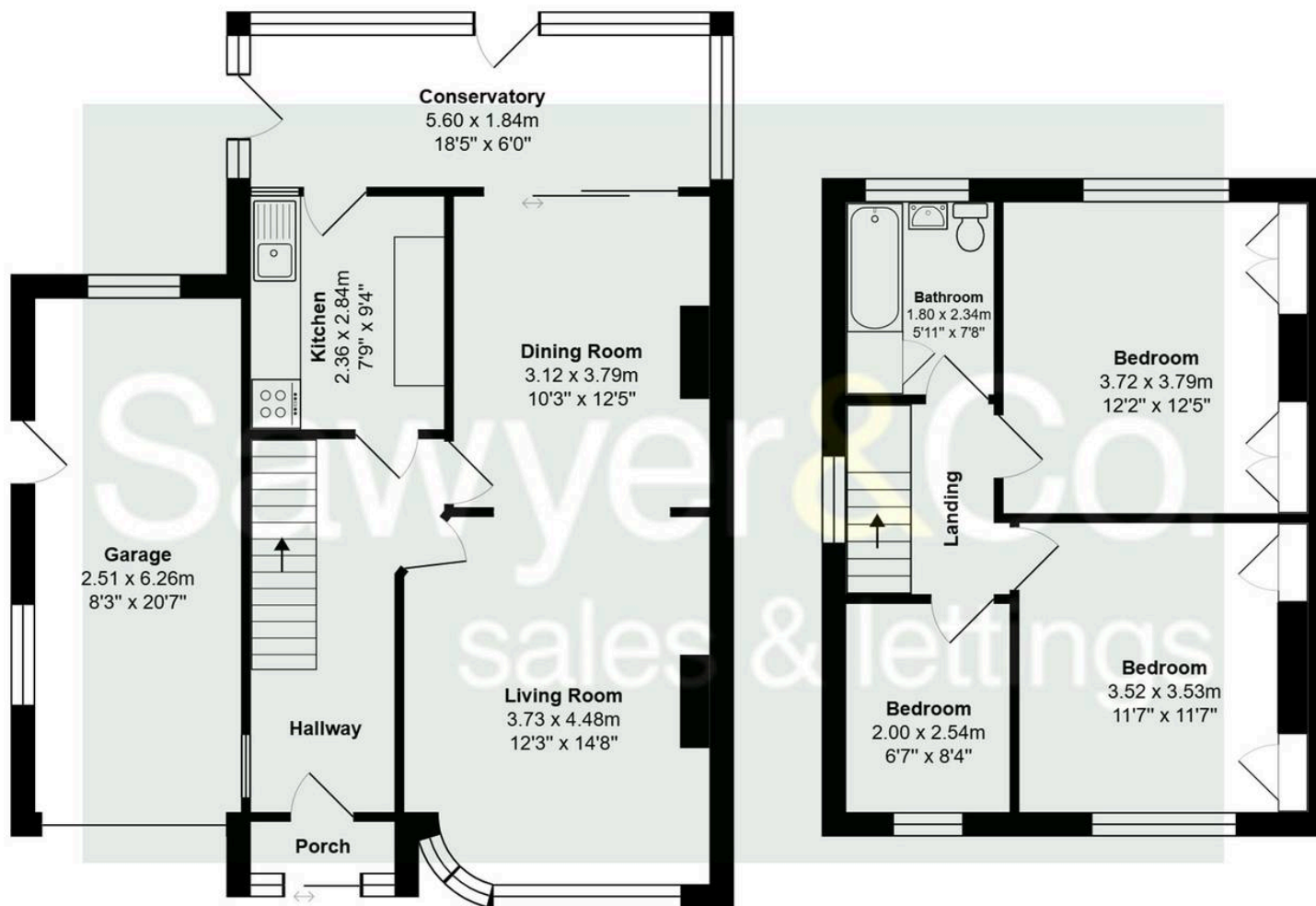
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.









Total Area: 115.6 m² ... 1244 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.