



Victoria Road, Portslade

East Sussex

Asking Price £550,000



Victoria Road, Portslade

Well-positioned in Portslade, a short walk from Portslade Train Station and opposite Victoria Park, a spacious and well-presented THREE-BEDROOM, TERRACED HOME with a GOOD-SIZED SOUTH-FACING REAR GARDEN, GARDEN ROOM OFFICE and OFF-STREET PARKING.

Situated close to Boundary Road, with the amenities of Portslade a short walk away, this lovely home provides spacious and versatile accommodation, perfectly suited to modern family life.

At the heart of the home is a bright and welcoming open-plan kitchen/diner/family room with stripped wooden floors, thoughtfully arranged to create separate areas for cooking, dining and relaxing, while providing plenty of space for both everyday living and entertaining. Sleek handleless cabinetry, integrated appliances and solid wood worktops give the modern kitchen a stylish finish, while direct access to the rear garden creates a natural connection between the indoor and outdoor spaces. Also on the ground floor is an elegant living room featuring a bay window with plantation shutters and a fireplace, together with a convenient W/C.

Upstairs, there are three bedrooms, comprising two doubles and a single, together with a contemporary family bathroom. There is also scope to increase the accommodation further by extending the existing single-storey rear extension and converting the roof space, subject to obtaining the necessary planning permissions and building regulations approval.



The sunny south-facing rear garden provides an ideal setting for relaxing, entertaining and family life. A few steps lead down to a patio seating and dining area, which extends directly from the kitchen, before continuing onto a lawn bordered by mature trees and established planting.

At the rear of the garden is a high-specification, fully insulated garden room, complete with power, internet, and underfloor heating and currently used as a home office. Offering a comfortable, versatile space, it could equally be used as a home gym, studio or for a variety of other purposes.

The Local Area

Victoria Road is conveniently located to the shops and amenities of Boundary Road, opposite the green open spaces of Victoria Park and a short walk from Vale Park. Portslade mainline train station, with its convenient commuter routes to Brighton, Gatwick, London and the South Coast, is less than a 10-minute walk away, while regular bus services, such as the 1X route, travel into the bustling café culture of Hove's Church Road and onto the centre of Brighton.



Nearby Boundary/Station Road offers a wide variety of shops, bars and cafes, and Hove seafront, promenade and Hove Lagoon are within walking distance, offering beach fun and water sports for all ages.





Further Information

Victoria Road is not located in a controlled parking zone. The Council Tax band is C, which was charged at £2,292.84 for 2026/27.

EPC rating - D

Council Tax - C

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.

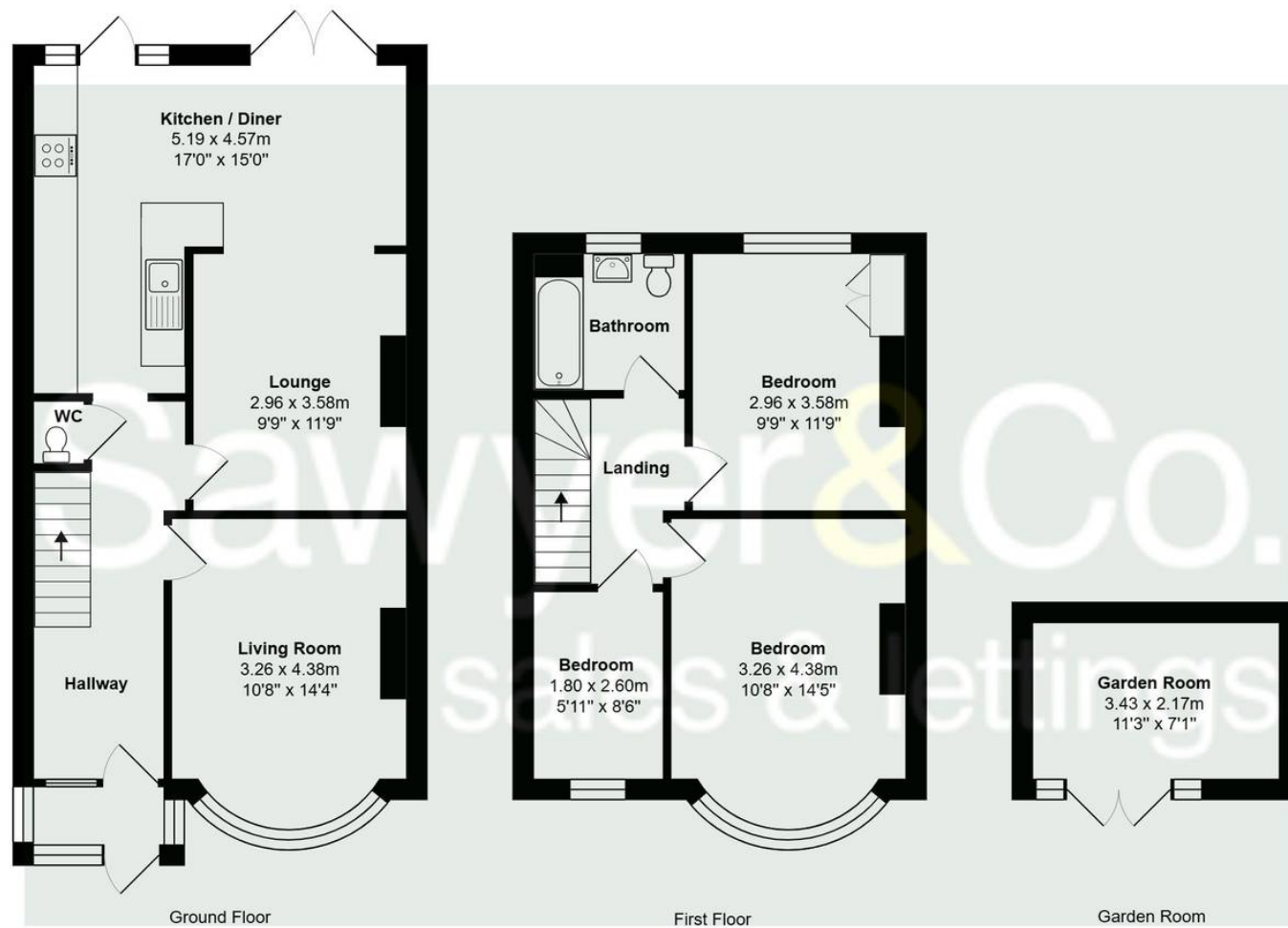
This information has been provided by the seller. Please obtain verification via your legal representative.











Total Area: 101.1 m² ... 1088 ft²

Total Floor Area: 93.7 m²... 1008 ft² (Excluding Garden Room)

All measurements are approximate and for display purposes only.



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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.