



Highlands Road, Portslade

East Sussex

Guide Price £500,000 – £525,000



Highlands Road, Portslade

Well-positioned in Portslade, close to the A270/A27 and the beautiful South Downs, a **THREE-STOREY, EXTENDED SEMI-DETACHED HOUSE** with a **GARDEN, OFF-STREET PARKING**, and distant **SEA VIEWS**.

Ideally located in Portslade, this extended home offers spacious and flexible accommodation. Currently arranged as two separate apartments, the property could easily be converted back into a single home if desired. The ground floor comprises a generous lounge/diner with a large curved bay window that floods the room with natural light, while the double bedroom features an en suite shower room and direct access to the rear garden. A fitted kitchen with further access to outside and a separate W/C complete the ground floor.

On the first floor, a bright living room with an attractive curved bay window is complemented by a separate modern kitchen, double bedroom and bathroom with a bath and overhead shower. On the second floor, a roof conversion provides a light and airy bedroom with large Velux windows.

Outside, the sunny rear patio garden is low maintenance and provides a pleasant space for relaxing and dining al fresco. To the front, there is a garden, while off-street parking to the side of the house provides space for three cars.





The Local Area

Within easy reach of the South Downs, Easthill Park and Victoria Park, there's plenty of additional outdoor space right on its doorstep. Nearby Boundary Road offers a wide selection of shops, bars and cafes, and there are a variety of local shops on Mill Lane. A large Sainsbury's superstore is also within easy reach. Highlands Road offers easy access to the A270 and A23 for commuters and travel into Brighton and Hove. The number 1 bus travels into the centre of Brighton, while the number 6 bus stops just up the road on Millcross Road. Portslade mainline train station is approximately a 15-minute walk away, offering convenient commuter routes to London and Gatwick. Local schools include Benfield Primary School, St Nicolas' C of E Primary, Peter Gladwin Primary, Brackenbury Primary School, and Hill Park School.

Further Information

Highlands Road is not in a controlled parking zone. The council tax band is D, which was charged at £2,579.44 for 2026/27.

EPC rating - D

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

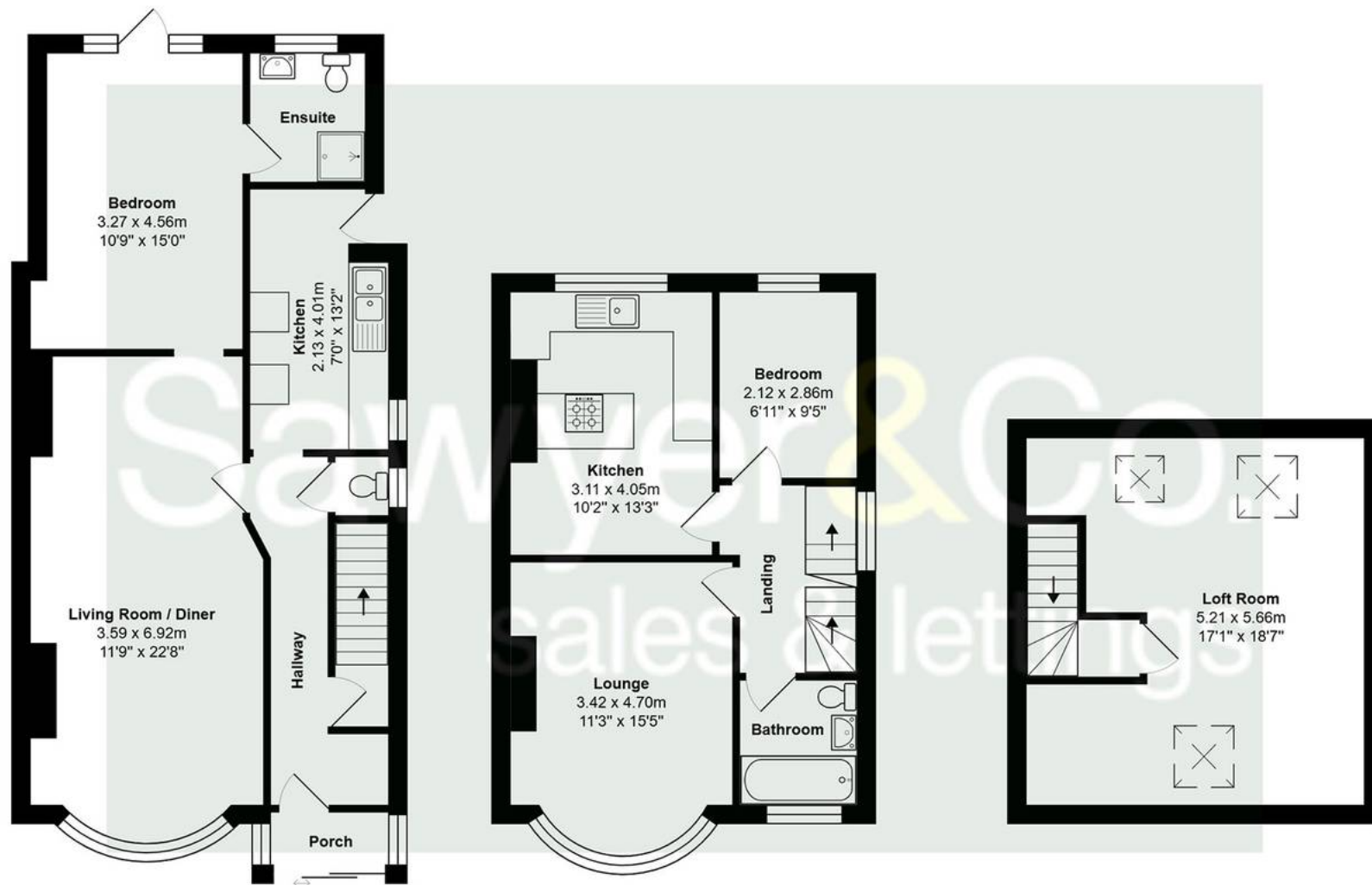
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

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









Total Area: 137.9 m² ... 1485 ft²

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.