



HAMLYN SMITH

OFFERS OVER £450,000

ST. ANDREWS ROAD, PORTSLADE

3 BEDROOMS

2 RECEPTIONS

1 BATHROOM

Nestled on St. Andrews Road in the popular Portslade area, this attractive Victorian terraced house offers an excellent opportunity for buyers looking for a spacious home with further potential.

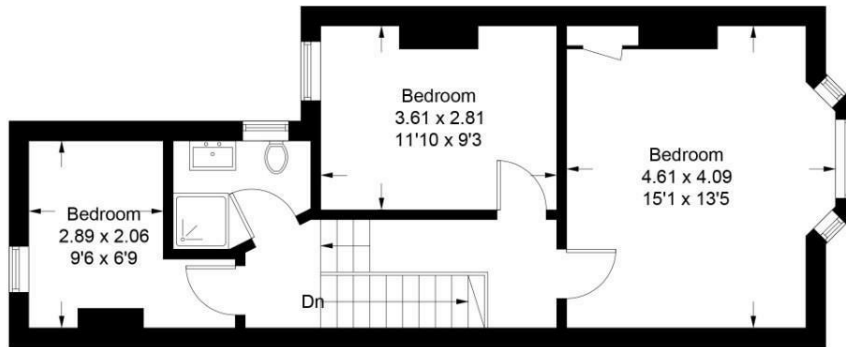
- Three first-floor bedrooms
- Further loft potential, subject to the necessary consents
- Open-plan lounge/dining room
- South-facing rear garden
- Mid-terrace Victorian house
- Recently redecorated throughout
- Ready for occupation
- Chain-free purchase
- Close to the railway station
- Popular Portslade location



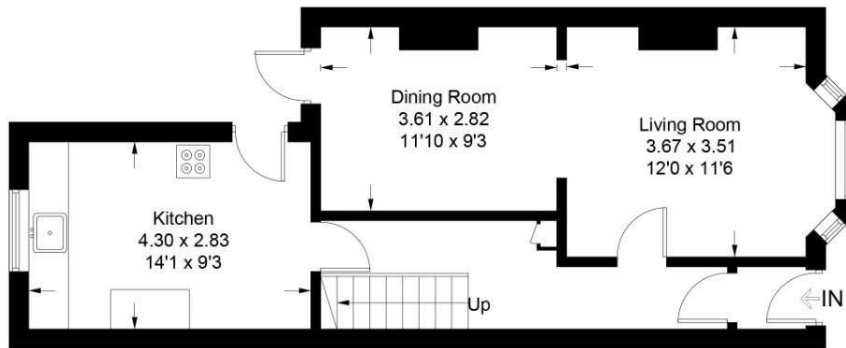


St Andrews Road

Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1332009)

One of the property's key advantages is that it already provides three well-proportioned bedrooms on the first floor, rather than relying on a converted loft to create the third bedroom. This leaves the loft space available for potential future conversion, subject to the necessary planning permissions and consents, offering buyers the opportunity to increase the accommodation further over time.

Upon entering, the ground floor opens into a versatile open-plan living and dining space, offering plenty of room for both everyday relaxation and entertaining. The property has been thoughtfully stripped back and recently redecorated, creating a fresh, neutral backdrop and allowing the next owner to personalise the space to suit their own style.

To the rear, the kitchen is simple and functional, currently incorporating a range of predominantly freestanding units and offering clear scope for a future purchaser to redesign or upgrade if desired. A modern bathroom suite completes the ground-floor accommodation.

Upstairs are three well-proportioned bedrooms, making the house particularly well suited to families, couples requiring additional space or those looking for a dedicated home office.

Outside, the south-facing rear garden is a particular feature of the property, enjoying excellent levels of natural light throughout the day and providing plenty of space for gardening, entertaining or relaxing outdoors.

St. Andrews Road is conveniently positioned for local shops, schools and amenities, while the nearby mainline railway station provides straightforward connections to Brighton and beyond.

Overall, this is a particularly versatile three-bedroom home, offering immediate accommodation alongside the potential to extend further in the future, subject to the necessary consents.

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