

**Spencer
& Leigh**



38 Applesham Way, Portslade, Brighton, BN41 2LP

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Offers In Excess Of £500,000 - Freehold

- Spacious four-bedroom home
- Extended at the rear
- Set over three storeys
- Includes outbuilding/studio
- West-facing low maintenance garden
- Popular Portslade location
- Good access to the Old Village
- Close to local amenities
- Viewing highly recommended
- Exclusive to Spencer & Leigh

This spacious semi-detached house offers a delightful combination of comfort and space, providing an impressive 1,566 square feet of thoughtfully designed living area. It is perfect for families seeking room to grow.

The property features four bedrooms, ensuring ample accommodation for family members or guests. With two reception rooms, the home is well-suited for relaxation and entertaining, creating a versatile living experience. The house has also been thoughtfully extended at the rear, enhancing the living space and adding to its welcoming atmosphere.

Spread over three storeys, this home boasts a unique layout that maximises both space and natural light. The two bathrooms offer convenience during busy mornings, making it a practical choice for family life. Additionally, an outbuilding or studio presents an excellent opportunity for a home office, creative space, or extra storage.

The west-facing rear garden is a true gem, ideal for enjoying the afternoon sun and hosting summer gatherings. Its low-maintenance design allows for easy upkeep, giving you more time to enjoy the outdoor area.

Located in a popular spot in Portslade, this property benefits from easy access to the charming Old Village and a variety of local amenities. Whether you are looking for shops, parks, or schools, everything you need is within reach.

In summary, this semi-detached house on Applesham Way presents a wonderful opportunity for those seeking a spacious and versatile family home within a vibrant community. Don't miss the chance to make this delightful property your own.



Applesham Way is a popular area of South Portslade with local shops, parks and what are considered to be good schools catering for all ages close by. Boundary Road shopping and Portslade & Fishersgate train stations are also a short stroll away. The Holmbush shopping centre with M & S, Next and Tesco Superstore is a short drive away along with travel networks in and out of Brighton & Hove City Centre.



Entrance
 Entrance Hallway
 Living/Dining Room
 24'3 x 10'10
 Kitchen/Breakfast Room
 19'9 x 15'
 Stairs rising to First Floor
 Bedroom
 14'7 x 10'11
 Bedroom
 10'10 x 9'11
 Bedroom
 9'5 x 7'9

Family Shower Room
 Separate Cloakroom/WC
 Stairs rising to Second Floor
 Bedroom
 16'10 x 13'6
 En-suite Bath & Shower Room

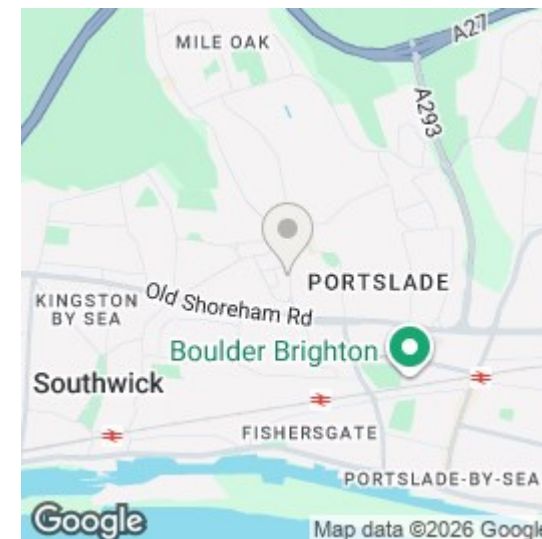
OUTSIDE
 Rear Garden
 Studio
 17'4 x 8'9

Property Information
 Council Tax Band C: £2,292.84 2026/2027
 Utilities: Mains Electric, Mains Gas, Mains water and sewerage
 Parking: Garage, Shared Driveway and un-restricted on street parking
 Broadband: Standard 17 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



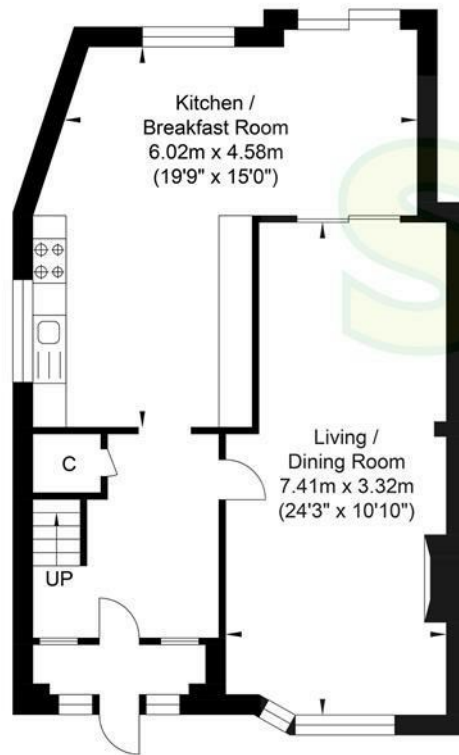
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

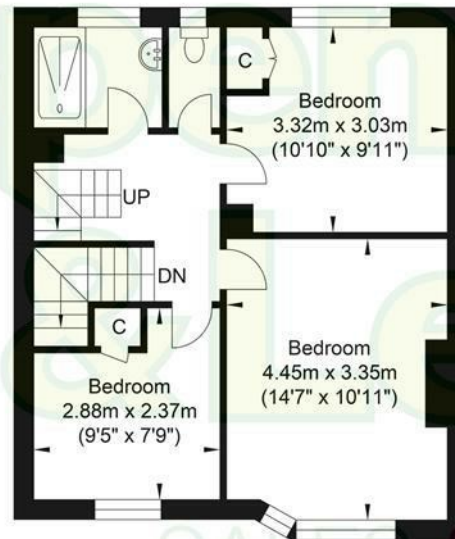
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Applesham Way



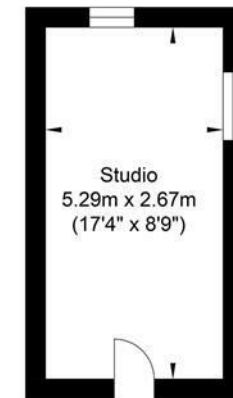
Ground Floor
Approximate Floor Area
642.39 sq ft
(59.68 sq m)



First Floor
Approximate Floor Area
483.94 sq ft
(44.96 sq m)



Second Floor
Approximate Floor Area
287.93 sq ft
(26.75 sq m)



Outbuilding
Approximate Floor Area
151.98 sq ft
(14.12 sq m)



Approximate Gross Internal Area = 145.51 sq m / 1566.25 sq ft

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