



North Lane, Portslade, BN41

Brighton - Guide Price £400,000

ROSS MARGETTS
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Bedrooms: 3

Bathrooms: 1

Receptions: 2

A well balanced three bedroom family home with countryside views to the front, sea views to the rear, a sociable ground floor layout, south facing garden, off road parking and garage en-bloc.

REF RM1298.

This is a house that feels easy from the moment you step inside. The layout flows naturally, the rooms are well proportioned, and nothing feels over complicated. To the front, the outlook stretches away towards open countryside, while to the rear the house enjoys elevated sea views, adding a real sense of space and perspective that is often missing in this style of home.

The ground floor centres around a generous sitting room at the front of the house. It is a comfortable space with plenty of natural light and a pleasant open outlook, creating a calm place to unwind. From here, the layout opens through to a defined dining area which comfortably accommodates a family table and works just as well for everyday meals as it does for hosting friends.

To the rear, the kitchen/breakfast room has been thoughtfully designed with a central island that adds both workspace and a natural place to gather. It is bright, practical and well laid out, with doors opening directly out to the garden. A ground floor bathroom sits off the dining area, neatly tucked away and ideal for busy family life. A large storage cupboard completes the ground floor accommodation.

Upstairs, the accommodation continues to feel well judged. The main bedroom is a good size and benefits from built in wardrobes and an open outlook to the front, reinforcing that sense of space. The second bedroom is a comfortable double, while the third works well as a child's room, nursery or home office depending on how you need the house to work for you. The elevated position allows for sea views to the rear, a subtle but valuable feature that really comes into its own in the evenings and on clear days.





Outside, the rear garden benefits from a favoured Southerly aspect and it features a good balance between lawn and decked seating areas. It is enclosed and private, with space for children to play and defined areas for outdoor dining and relaxing. A garage en-bloc is located close by, providing useful storage while the front of the house offers off road parking.

The Location

North Lane sits in a quiet and established residential pocket of Portslade, positioned towards the end of a no through road which keeps passing traffic to a minimum. It feels settled and residential, yet remains very well connected for day to day life.

Local shops and amenities can be found along Valley Road, while Portslade Village Centre is under a mile away and offers a wider range of independent stores, cafés and everyday conveniences. For commuters, the A27 and Old Shoreham Road are both just a short drive away, providing straightforward access across Sussex and into Brighton and Hove.

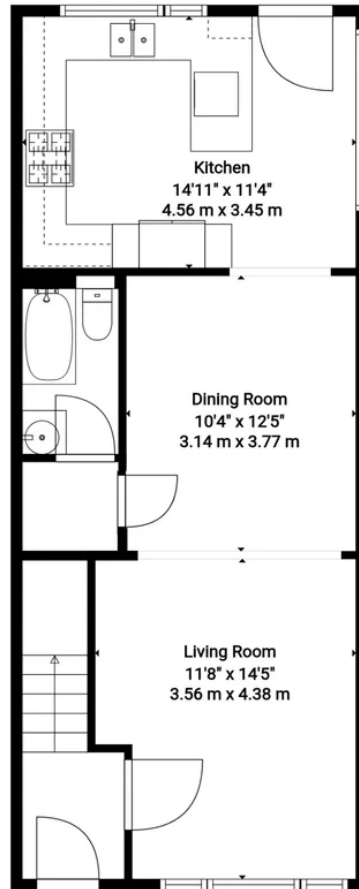
Regular bus services run nearby, connecting you with Portslade town centre, the mainline railway station, Hove and Brighton, making this a practical option for those who commute or prefer not to rely solely on the car. The Holmbush Centre and Sainsbury's West Hove are also close by, covering everything from weekly shops to larger retail needs.

A well presented home offering views at both ends of the house, flexible living space and a location that balances quiet residential living with everyday convenience.

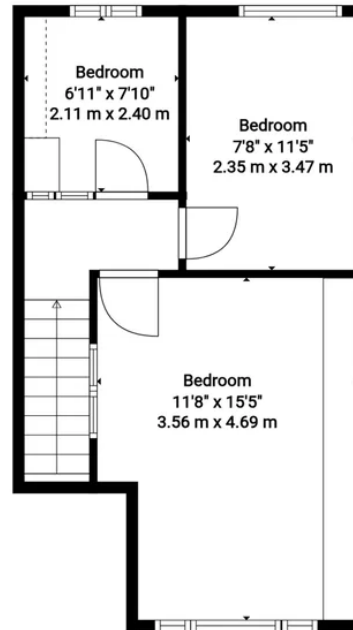


NORTH LANE

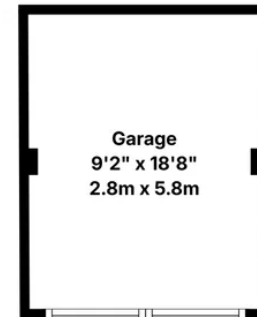
Portslade BN41 2HH



1st Floor

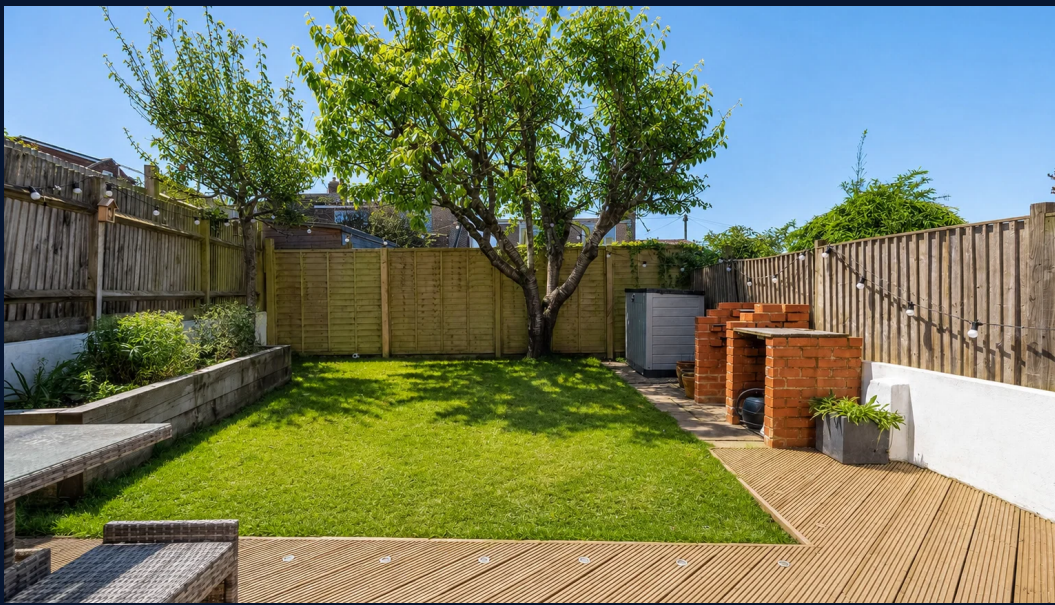


2nd Floor



INTERNAL TOTAL: 953 sq. ft, 89 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



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