

Sidehill Drive

Brighton

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Sidehill Drive Brighton

1

BEDROOM

1

RECEPTION

1

BATHROOM

About the property

GUIDE PRICE £250,000 - £270,000

Beautifully presented one-bedroom semi-detached house, ideally positioned at the end of a tranquil cul-de-sac, just moments from the expansive green spaces of Southwick Recreation Ground and the edge of the South Downs.

An entrance porch opens into an airy and welcoming main reception room, bright and spacious with a large window offering a leafy outlook across the front garden. The adjoining kitchen is modern in style, featuring bespoke birch ply units and open shelving, generous worktop space and a peaceful outlook, creating a practical yet characterful setting.

Upstairs, a generously sized bedroom is filled with natural light from wide windows, with an acoustic panelled wall providing a stylish focal point. A large fitted cupboard offers excellent storage, while the adjacent bathroom is well-appointed with a contemporary finish. Additional storage is found in a further cupboard on the landing.

Externally, the property benefits from a sunny rear garden designed for ease and enjoyment, complete with built-in bench seating and a substantial shed for outdoor storage. To the front, a driveway provides convenient off-street parking.

Idyllically located close to open countryside yet within easy reach of local amenities, Portslade Village offers a range of independent shops, cafés and everyday conveniences, making this an ideal home for those seeking a balance of tranquillity and accessibility.

Please note, the vendor of this property is an employee of the selling agent.





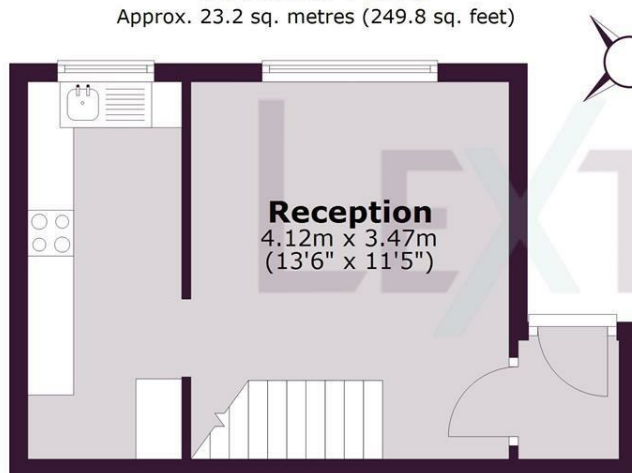


SCAN HERE TO OFFER ON THIS PROPERTY



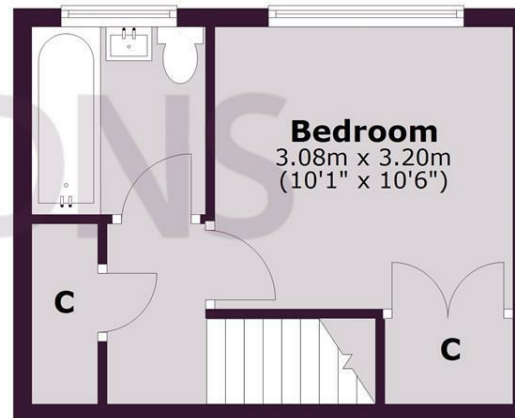
Ground Floor

Approx. 23.2 sq. metres (249.8 sq. feet)



First Floor

Approx. 21.5 sq. metres (231.1 sq. feet)



Total area: approx. 44.7 sq. metres (480.9 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC