



Church Road, Portslade, BN41 1LB
£375,000 - £400,000 Guide



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SELLING HOMES
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SINCE 2002

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A superb three-bedroom period home, extensively renovated and beautifully presented throughout. The property combines generous, light-filled accommodation and high ceilings with contemporary finishes, while the landscaped rear garden provides an attractive space for relaxing and entertaining. Conveniently positioned for local amenities, excellent transport links and the seafront.





Further Information

The ground floor comprises an inviting entrance hall, bright and spacious lounge with attractive bay window and high ceilings, generous living/dining room with doors opening directly onto the rear garden, and a beautifully finished contemporary kitchen enjoying a double aspect with views over the garden.

Upstairs, a spacious landing gives access to three bedrooms and a contemporary shower room. The principal bedroom is particularly generous, again benefiting from high ceilings and an attractive bay window. A discreet pull-down loft ladder provides access to a substantial loft space with Velux window, offering excellent additional storage.

The landscaped rear garden is a particular feature, with patio, lawn and terrace areas providing space for relaxing, outdoor dining and entertaining.

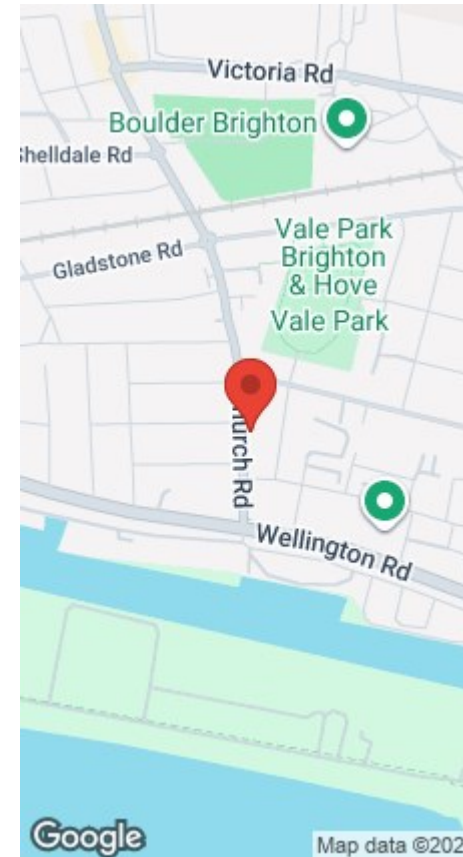
The house has been thoughtfully improved throughout, including a contemporary kitchen and shower room, traditional-style uPVC sash windows, new carpets to the upper floors and luxury vinyl tile (LVT) flooring throughout the ground floor, together with refreshed landscaping and carefully considered lighting. The result is a stylish and characterful home that is ready to move into and enjoy.

Church Road is conveniently positioned for the many amenities of South Portslade, with Fishersgate railway station closest and Portslade station also within easy reach. Regular rail services run towards Brighton & London, while the 1X limited-stop bus from the Portslade Station area provides a convenient connection to the Royal Sussex County Hospital and onwards to Brighton Marina.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	73	
England & Wales		EU Directive 2002/91/EC

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