

Hyman
Estate & Letting



Hill
Agent



37 Overdown Rise, Portslade, West Sussex, BN41 2YF

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Offers in the Region of £340,000 - Freehold

Hyman Hill are pleased to offer for sale this extended two double bedroom house, situated in a sought after residential location backing onto allotments with open views towards The Downs.

The property offers well proportioned and light accommodation throughout and is presented in good order, with the added benefit of no onward chain.

The ground floor comprises a bay fronted lounge, a modern fitted bathroom with separate WC, and an extended dual aspect 23'4 kitchen/breakfast room providing a practical and versatile living space.

To the first floor are two double bedrooms, with the rear bedroom enjoying elevated open views towards The Downs.

Externally, the secluded rear garden offers low maintenance being laid to patio and is an ideal setting for al fresco dining. A shared driveway provides access to a garage, while additional off-road parking is

available to the front of the property.

This appealing home represents an excellent opportunity for first-time buyers, those moving up the ladder as well as those looking to downsize. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Overdown Rise is located off Chalky Road in North Portslade and enjoys no parking restrictions. Mile Oak Farm is 1.3 miles away. Local shops can be found on Valley Road, Portslade Old Village and Mill Lane. Sainsburys Superstore can be found within 1.4 miles with a more comprehensive range of shops located in Boundary Road/Station Road, along with Portslade Mainline Railway Station. A local bus service passes close by providing access to surrounding areas and the A27 is easily accessible, by car, via the Hangleton Link Road. There are plenty of local schools such as Mile Oak Primary School, King's School Hove, Portslade Aldridge Community Academy (PACA) & Hill Park Secondary School along with Easthill Park play area within close proximity.

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- Extended semi detached family home
 - Two double bedrooms
 - Well presented throughout
 - 23'4 kitchen/diner
 - Separate bay fronted lounge
 - Delightful open views across allotments to rear
 - Garage & off road parking
 - No on-going chain



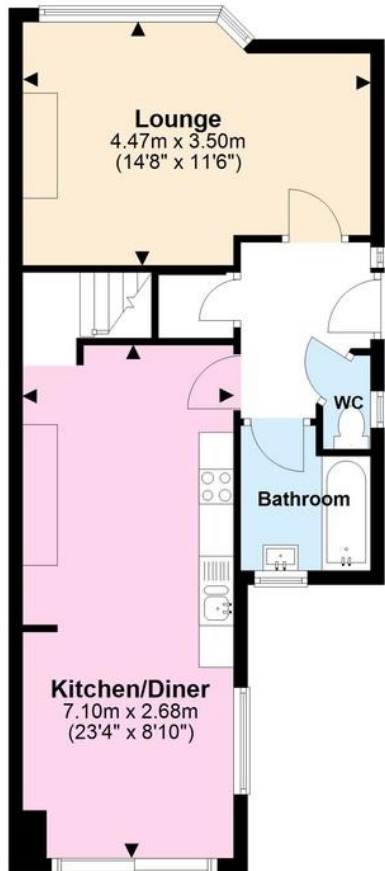




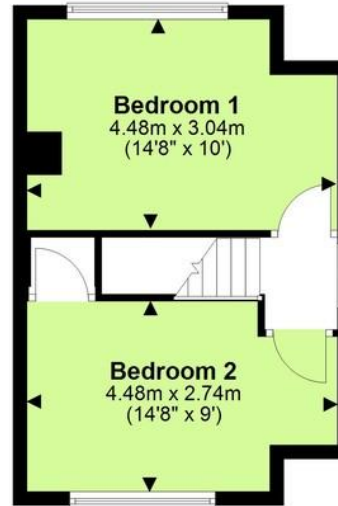




Ground Floor



First Floor



Total area: approx. 80.3 sq. metres (864.0 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: C - £2,292.84 per annum (2026/2027)

Tenure: Freehold

Local Authority: Brighton & Hove Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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