

Hyman  
Estate & Letting



Hill  
Agent



16 Heathfield Crescent, Portslade, East Sussex, BN41 2YR

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Offers in Excess of £375,000

“

Very well presented THREE BEDROOM family home with refitted kitchen dining room

”

A beautifully presented **three-bedroom family home**, situated in the highly sought-after area of North Portslade.

This attractive property offers well-proportioned accommodation throughout. The ground floor features a spacious separate lounge, a stylish family bathroom, and a stunning refitted and extended kitchen/dining room, providing the perfect space for both everyday family living and entertaining.

Upstairs, you'll find three well-presented bedrooms, all located on the first floor.

Externally, the property benefits from a generous rear garden, ideal for outdoor enjoyment, along with the added convenience of off-road parking.

Located close to well-regarded schools, local amenities and excellent transport links, this fantastic home is sure to appeal to a wide range of buyers.

**Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.**

North Portslade is located at the foot of the South Downs National Park which is great for a stroll and ideal if you have a dog or enjoy mountain biking!

There is an independent convenience stores located nearby. The property is within easy reach is Holmbush Retail Park offering a complex of superstores including Tesco's Extra, Marks & Spencer's, McDonalds & Next along with a community swimming pool.

Southwick Square & Southwick Village Green are located below the Old Shoreham Road providing a range of corporate and independent shopping facilities as well as other amenities including library, community centre, community theatre, doctor's surgery and Railway Station proving coastal services east and west with links to London.

There are several primary schools nearby as well as Shoreham College and Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

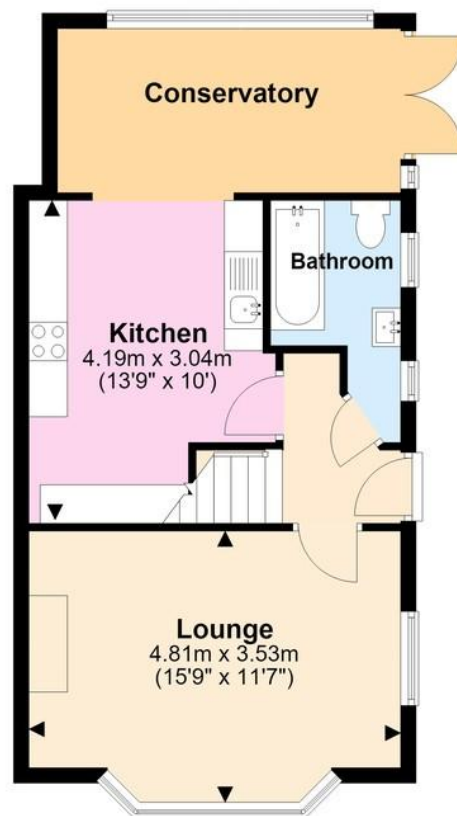
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- Extended family home
    - Three bedrooms
  - Extended kitchen dining room
    - Separate lounge
  - Ground floor bathroom
  - Good sized rear garden
    - Off road parking
  - Viewing is a must



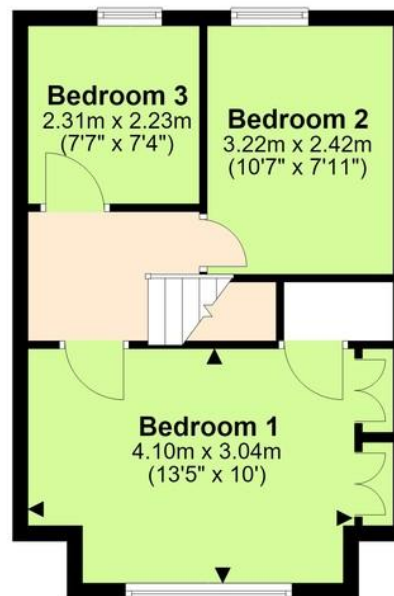




## Ground Floor



## First Floor



Total area: approx. 78.7 sq. metres (847.5 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             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Useful Information

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

**Tenure:** Leasehold £ 30 P/A

**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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