



St. Aubyns Road, Portslade, Brighton, BN41 1AB

£385,000



Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

- Front & Rear Gardens
- Two Double Bedrooms
- Private Entrance.
- Share Of Freehold.
- Fully Refurbished.
- Close To Mainline Train Station.
- Moments Away From Seafront.
- Large Rear Garden.
- Minutes Away from Local Cafes And Restaurants.
- Well Presented Throughout.

Two Double Bedroom Ground Floor Garden Flat In The Heart of South Portslade, Moments Away From A Mainline Train Station And Local Cafes And Restaurants And Shops.





The property benefits from its own private entrance, leading directly into a stylish, well-appointed kitchen featuring solid wooden worktops, a classic Belfast sink, metro tile splashbacks, and contemporary wall and base units. From here, the accommodation flows into a tastefully finished bathroom complete with a full-size bath with overhead shower, pedestal sink, and WC.

The spacious lounge/diner is ideal for both relaxing and entertaining, offering generous proportions and access to a lovely private rear garden through sliding doors—perfect for outdoor dining and enjoying the sunshine.

To the front of the property are two double bedrooms, one of which benefits from fitted wardrobes, providing ample storage. An additional entrance via the inner hallway adds flexibility and convenience to the layout.

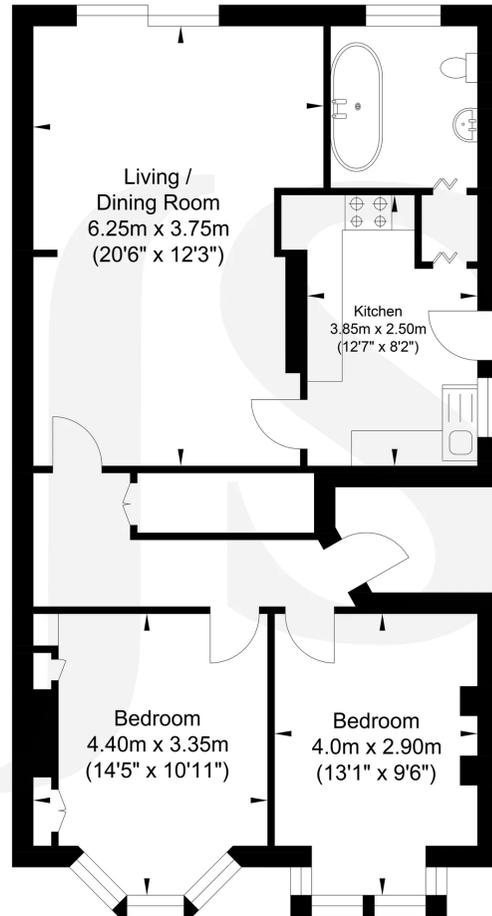
This charming flat is ideal for first-time buyers, downsizers, or investors seeking a turnkey property in a vibrant part of Portslade.

Set in a desirable location close to local amenities and transport links, this beautifully presented ground floor flat offers a perfect blend of period charm and modern living.

The property boasts a generously sized rear garden, thoughtfully designed with a combination of lawn and raised patio areas—offering a low-maintenance outdoor space ideal for both relaxing and entertaining. Whether enjoying a peaceful morning coffee or hosting evening drinks with friends and family, this garden provides the perfect setting.



St Aubyns Road, Portslade



Approximate Floor Area
771.23 sq ft
(71.65 sq m)

Approximate Gross Internal Area = 71.65 sq m / 771.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright GDImpact 2022



Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.