



- **Period Terraced Town House**
- **Four Bedrooms**
- **South Facing Rear Garden**
- **Close To Mainline Station**
- **Through Lounge Diner**
- **Sited Over Three Floors**
- **Large Kitchen Breakfast Room**
- **No Chain**
- **Popular Family Location**
- **Downstairs WC**

St Aubyns Road, Portslade

Price: £550,000 Freehold



Cox & Co are delighted to bring to the market this substantial four-bedroom period terraced home, ideally positioned in a highly sought-after South Portslade location just moments from Boundary Road and Portslade mainline railway station, offering direct services to both London and Brighton City Centres.

Offering generous and versatile accommodation arranged over three floors, this attractive period property presents an exciting opportunity for buyers looking to create a fantastic family home in a prime coastal location.

The property has been rented for several years and would now benefit from some updating and cosmetic improvement. A damp issue is currently being investigated, and the seller intends to take a pragmatic approach once the cause and associated costs are fully understood, subject to the agreed sale price and terms.

The ground floor features a spacious through lounge/dining room, ideal for both relaxing and entertaining, alongside a modern kitchen/breakfast room enjoying pleasant outlooks and direct access to the south-facing rear garden.

The first floor offers three well-proportioned bedrooms and a family bathroom, while the second floor provides a further generous double bedroom with potential to create an additional bathroom or en-suite, subject to the necessary consents.

Outside, the property benefits from a sunny south-facing rear garden, perfect for outdoor dining and entertaining, and a formal front garden that enhances the property's kerb appeal.

All four bedrooms are excellent sizes, making this a superb opportunity for growing families, investors, or buyers seeking flexible living space close to local amenities and transport links.

Ideally situated just off the ever-popular Boundary Road shopping district, the property is within easy reach of an excellent range of independent shops, cafés, bars, and restaurants. Portslade mainline railway station is approximately 0.2 miles away, offering regular direct services to both Brighton and Londo

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

