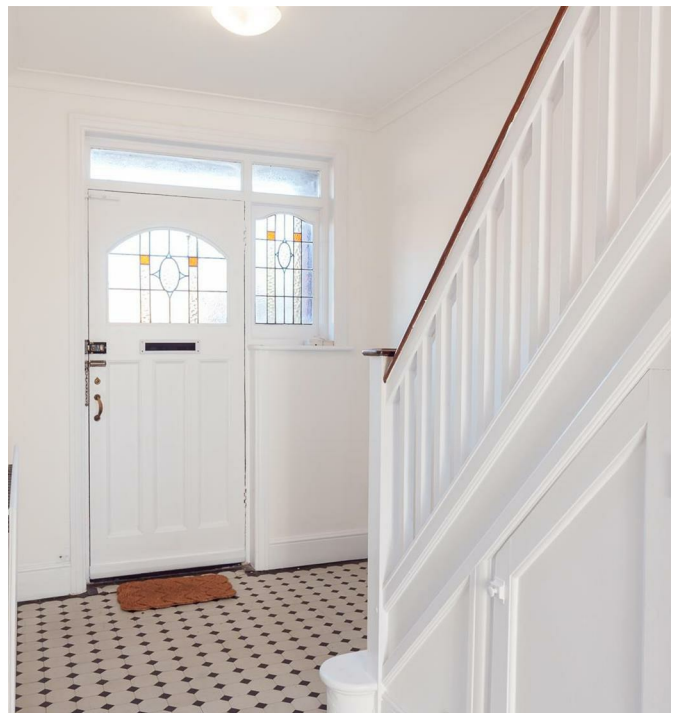




Portland Road
Hove

HEALY
& NEWSOM

EST. 1990





Portland Road, Hove, BN3 5LF

Offers in excess of £550,000

A spacious three bedroom house which has been thoughtfully redecorated throughout, showcasing its original features, including a period front door adorned with a stained glass panel and an inviting entrance hall with Minton tile flooring. Beautiful varnished floorboards expand throughout the ground floor and first floor living spaces.

Spanning an impressive 1,690 square feet, this home boasts two reception rooms, with one being suitable as a home office or dining room, while the kitchen leads to a large conservatory, ideal for entertaining guests and enjoying the views of the south-facing rear garden.

On the first floor there are three well-proportioned bedrooms and ample built in storage, a family bathroom and separate toilet, providing a wonderful space for families or those seeking a comfortable retreat.

The garden itself is a true highlight, featuring side access via an enclosed passageway which provides convenient storage and leads to the generous garden which is an excellent space for outdoor activities or simply relaxing. Additionally, the property offers off-road parking for two vehicles, a rare find in this desirable area.

With potential to extend into the large loft space, subject to necessary consents, this home presents an exciting opportunity for those looking to personalise their living space. Furthermore, the absence of an onward chain ensures a smooth and swift transition for prospective buyers.

This property is not just a house; it is a place to create lasting memories. With its prime location, charming features and spacious layout, it is a perfect long term home.

Location

This extremely convenient location has easy access to all the shops and amenities on Portland Road and there is direct access to Old Shoreham road that connects to the A27. Local bakeries and an array of local pubs and café's to choose from are just moments away, in addition, there is a supermarket nearby and a selection of restaurants and high street shops.

Portslade mainline train station is 0.2 of a mile in distance and there are regular buses providing access to Brighton city centre and surrounding areas for those who need to commute. A selection of well regarded schools, educational facilities and nurseries are in this area, for example West Hove Primary, Goldstone Primary, St Christopher's and Hove Village Nursery.

Additional Information

EPC rating: D

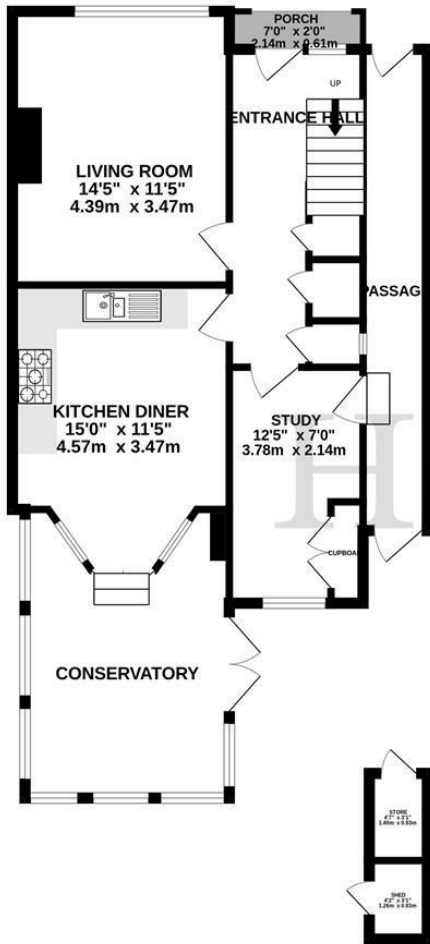
Internal measurement: 1,690 square feet / 157 square meters

Tenure: Freehold

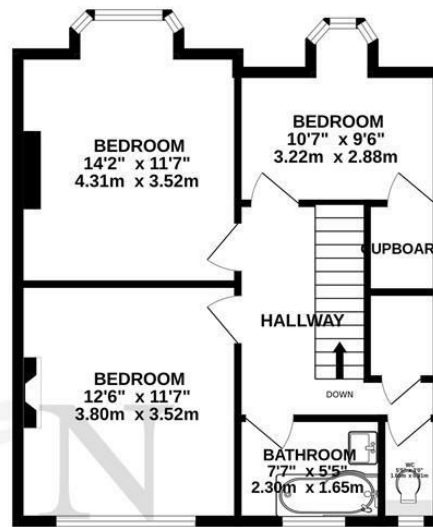
Council tax band: C

Parking zone: L

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1690sq.ft. (157.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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