44 High Street, Portslade, Brighton, BN41 2LG

Spencer & Leigh

44 High Street, Portslade, Brighton, BN41 2LG

Offers Over £315,000 - Freehold

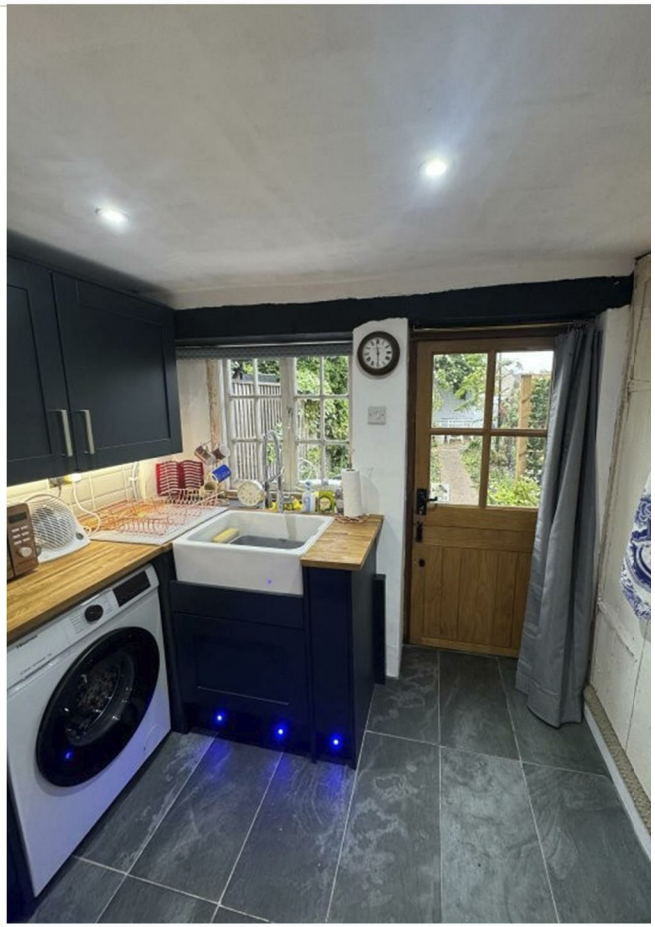
- Attractive Grade II listed flint cottage
- Arranged over three floors
- Two double bedrooms
- Having been fully refurbished throughout
- Modern fitted kitchen with ink blue units and wood block worksurfaces
- Beautiful fitted bathroom suite with a contemporary shower over the bath
- South facing rear garden
- Located in the heart of Portslade Old Village
- No on-going chain
- Exclusive to Spencer & Leigh

Discover a charming piece of history in the heart of Portslade Old Village with this beautifully refurbished flint cottage. Arranged over three floors, the property has been thoughtfully updated throughout, combining modern conveniences with its historic character.

The ground floor offers a welcoming lounge that seamlessly flows into a stylish kitchen, leading to a bright and inviting rear garden with a sunny Southerly aspect—perfect for outdoor relaxation. On the first floor, you'll find a cosy bedroom and a contemporary bathroom, while the top floor boasts a spacious main bedroom with lovely views.

This delightful cottage is now in excellent condition, ready for you to move in and make it your own. The nearby village amenities and Portslade station, just one mile away, add to the convenience of this wonderful location.

If you're looking for a unique home with character and style, this could be the perfect opportunity for you!



Ideally located a stone's throw from Portslade Old Village with local shops, post office, pubs and hairdressers as well as local shops within Valley Road. Schools and nurseries close by are considered to be very good and the Village Green and award winning Easthill Park are just around the corner. Frequent bus services to and from the City Centre and road networks are a few minutes away.

Entrance

Living Room
11'6 x 11'2

Kitchen
10'1 x 8'

Stairs rising to First Floor

Bedroom
11'5 x 11'3

Family Bathroom
9'10 x 5'2

Stairs rising to Second Floor

Bedroom
17'6 x 11'6

OUTSIDE

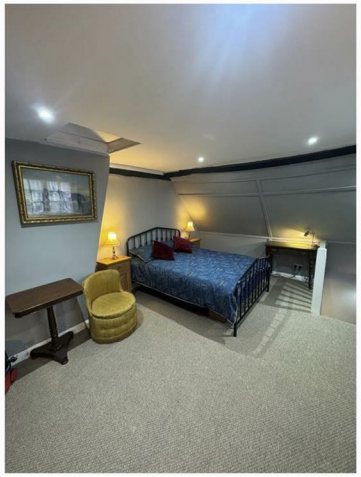
South facing Rear Garden

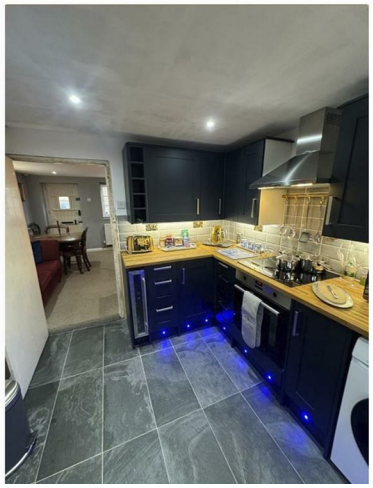
Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas, Mains Electric. Mains water and sewerage
Parking: Un-restricted on street parking
Grade II Listed Building
Broadband: Standard 11 Mbps, Superfast 80 Mbps, Ultrafast 1800Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

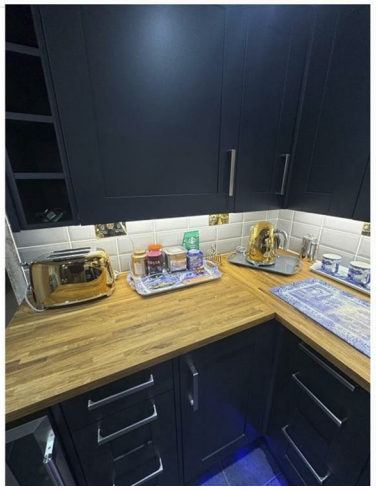
Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

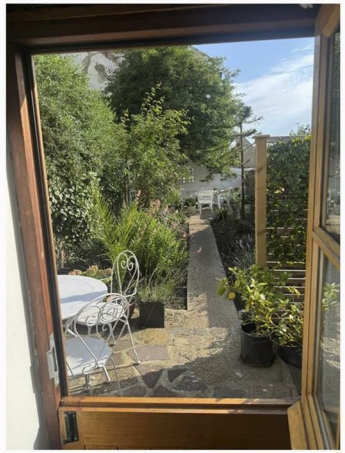
t: 01273 565566

w: www.spencerandleigh.co.uk

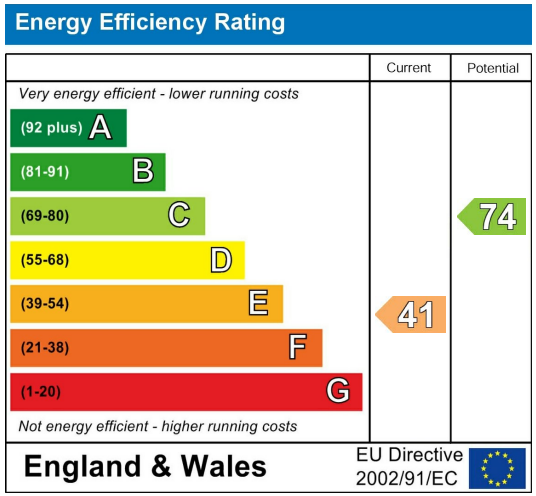








Council:- BHCC
Council Tax Band:- C



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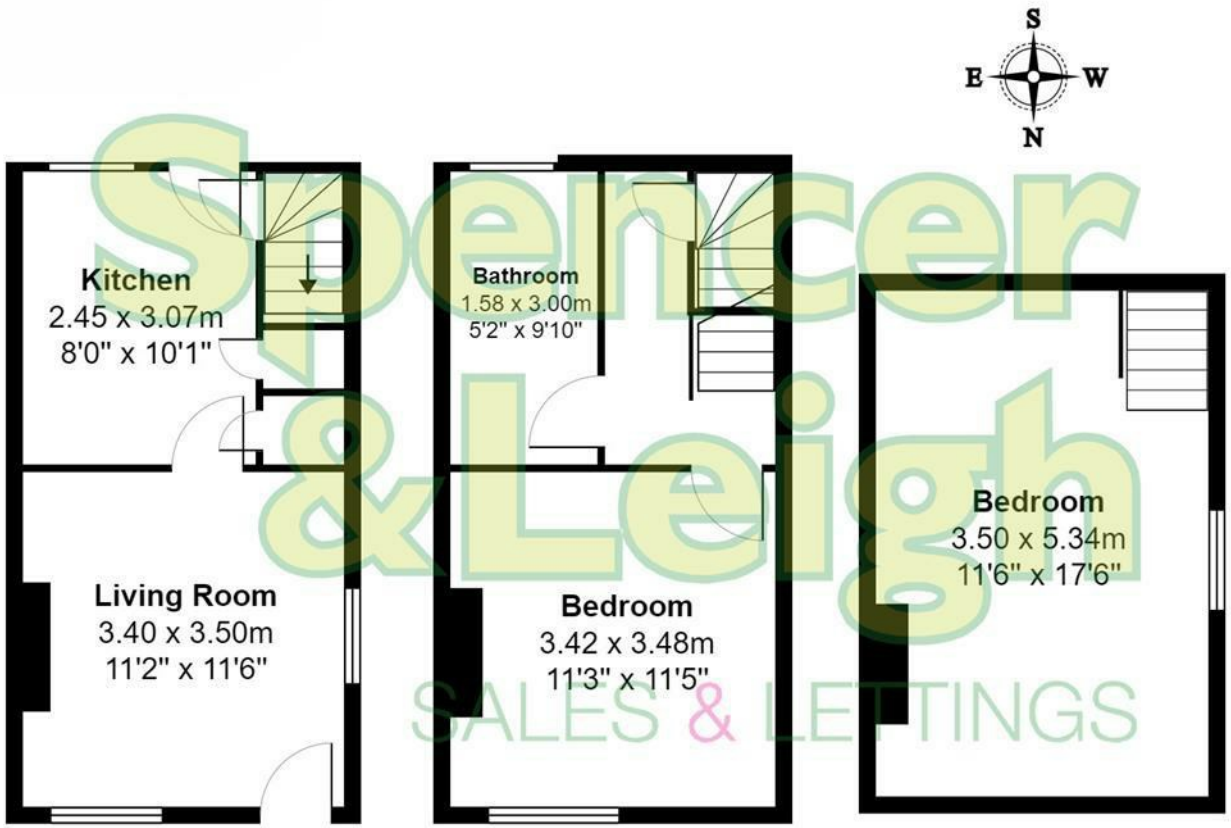

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Total Area: 64.0 m² ... 689 ft²

All measurements are approximate and for display purposes only

108 Old London Road, Patcham, Brighton, BN1 8YA t: 01273 565566 w: www.spencerandleigh.co.uk