Stanley Avenue, Portslade

Guide Price £400,000-£450,000

ASTON VAUGHAN

Stanley Avenue, Portslade

3 Bedrooms | 2 Bathrooms | 1 Reception Room | 775 Sq Ft |
West-facing Garden | Driveway & Garage

Nestled on the peaceful Stanley Avenue, this charming three-bedroom semi-detached bungalow presents an exceptional opportunity for those seeking a comfortable home with significant potential for customisation and expansion. Ideal for families, downsizers, or anyone looking to establish roots in a desirable location, this property combines quiet residential living with superb connectivity.

The bungalow features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. Complementing these are two bathrooms, ensuring convenience and comfort for all residents. The property also benefits from a single reception room, offering a cosy space for relaxation and entertaining. While perfectly liveable as is, the layout and generous plot size suggest considerable scope for modernisation and potential extension, subject to the necessary planning permissions, allowing new owners to truly create their dream home.

One of the standout features of this property is its low-maintenance, west-facing garden. This sun-drenched outdoor space is perfect for enjoying afternoon and evening sunshine, al fresco dining, or simply unwinding in a private setting. The manageable size ensures you can enjoy the benefits of a garden without extensive upkeep, making it ideal for busy lifestyles.

Parking is well catered for with a private driveway, offering off-road parking, which leads to a secure garage. This provides not only additional parking but also valuable storage space, a workshop area, or even potential for conversion, again subject to planning.

Location is paramount, and Stanley Avenue excels in this regard. Situated on a quiet road, it offers a tranquil environment away from the hustle and bustle, yet remains incredibly well-connected. Families will appreciate the close proximity to Mile Oak Primary School, making the morning school run a breeze. For commuters and those who enjoy exploring the wider area, easy access to the A27 ensures swift connections to surrounding towns and cities, as well as direct routes to the stunning South Downs National Park, perfect for walking, cycling, and enjoying nature.

Furthermore, excellent bus routes are conveniently located nearby, providing effortless travel into the vibrant centres of Brighton and Hove. This means you can enjoy all the cultural attractions, shopping, dining, and entertainment options these cities have to offer without the need for a car. This bungalow truly offers the best of both worlds: a peaceful retreat with all the amenities and attractions of Brighton and Hove within easy reach. Early viewing is highly recommended to fully appreciate the potential and lifestyle on offer.

Education:

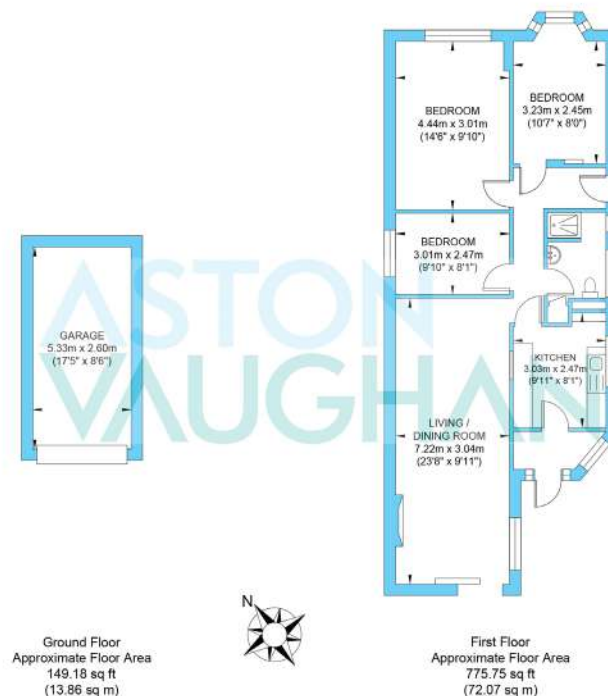Primary: Mile Oak Primary, Brackenbury Primary School, West Hove Primary

Secondary: PACA, Cardinal Newman RC

Private: Brighton College, Lancing Prep

Location:

Stanley Avenue in Portslade offers a peaceful residential setting ideal for buyers seeking a well-connected yet tranquil location. Lined with well-kept family homes and attractive bungalows, the avenue enjoys a friendly neighbourhood feel with the added benefit of the South Downs just moments away for scenic walks and outdoor leisure. Everyday conveniences are close at hand, with local shops, schools and regular bus routes into Brighton and Hove all within easy reach. The nearby Church of the Good Shepherd adds a charming architectural landmark to the street, reinforcing the area's sense of community. Stanley Avenue is an excellent choice for those looking for a calm suburban lifestyle without sacrificing access to amenities and transport links.

Stanley Avenue

BEDROOM
4.44m x 3.01m
(14'6" x 9'10")

BEDROOM
3.23m x 2.45m
(10'7" x 8'0")

BEDROOM
3.01m x 2.47m
(9'10" x 8'1")

GARAGE
5.33m x 2.60m
(17'5" x 8'6")

KITCHEN
3.03m x 2.47m
(9'11" x 8'1")

LIVING /
DINING ROOM
7.22m x 3.04m
(23'8" x 9'11")

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Ground Floor
Approximate Floor Area
149.18 sq ft
(13.86 sq m)

First Floor
Approximate Floor Area
775.75 sq ft
(72.07 sq m)

Approximate Gross Internal Area (Excluding Garage) = 72.07 sq m / 775.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.