



ESTATE AGENTS & VALUERS

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- Semi Detached House
- Two Bedrooms
- Garage
- Large Garden
- Conservatory
- No Chain
- Off Street Parking
- Quiet Road

## Helena Close, Portslade

Price: £425,000 Freehold





Tucked away in the peaceful cul-de-sac of Helena Close, this charming corner plot house offers a wonderful balance of comfort, practicality, and delightful outdoor space.

As you step inside, a welcoming and spacious hallway sets the tone. To the front of the home, you'll find two generously sized double bedrooms, both bright and well-proportioned. The bathroom is equally well-sized and thoughtfully fitted with a jacuzzi bath, WC, basin, and a handy storage cupboard.

Towards the rear, the heart of the home awaits. The spacious living room enjoys direct access to the stunning wraparound garden, perfect for entertaining or simply relaxing in the peace and quiet. The kitchen offers excellent worktop space, plenty of storage, and lovely garden views.

Adjoining the kitchen is the standout conservatory — a fantastic all-season space with underfloor heating, thermal insulation, and a rain-sensor skylight. Bi-folding doors open seamlessly to the garden, while French doors provide easy access to the front part of the garden and the garage.

The garden itself is a true highlight, wrapping around the property and brimming with beautiful plants, flowers, and shrubs. It provides multiple areas to enjoy throughout the year. The garage is suitable for a small modern car and also offers additional storage space at the rear.

Helena Close is a quiet and sought-after location, with excellent bus links nearby and easy access to the stunning South Downs.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC