



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

01273 00 99 66
coxandcohomes.co.uk



- Detached Bungalow
- South Facing Rear Garden
- Private Off Street Parking To Front
- Popular Location
- Lounge Extensions Overlooking South Facing Garden
- Three Bedrooms
- Garage/Workshop/Home Office
- No Onward Chain
- Loads of Potential To Improve & Extend (stp)
- Good Size Kitchen

Hillside, Portslade, Brighton

Price: £425,000 Freehold



Total Area: 100.0 m² ... 1077 ft² (excluding garage and Store)

All measurements are approximate and for display purposes only.

Positioned in one of Portslade's most sought-after locations, this detached three-bedroom bungalow offers space, flexibility and huge potential, all with the benefit of a south-facing garden, garage and no onward chain.

The accommodation is well-balanced and flows naturally, with a generous living room overlooking the rear garden, creating a bright and comfortable main living space. The Shaker-style kitchen is well-appointed, with excellent natural light and a separate utility room. A versatile dining room provides flexibility and could easily serve as a third bedroom if required.

All bedrooms are well-proportioned, with a good-sized single bedroom, and the principal bedroom benefits from built-in wardrobes, while a modern shower room completes the internal layout. Storage is a real strength throughout the home.

Externally, the south-facing rear garden is a standout feature – ideal for entertaining or simply enjoying the sun. The garage, currently arranged as a studio, offers excellent flexibility for home working or hobbies, as well as additional storage. A brick-paved driveway provides off-road parking.

There is clear scope to modernise, extend or reconfigure (subject to the necessary consents), making this an ideal long-term home.

Location-wise, it's hard to beat. You're within easy reach of the South Downs, Easthill Park and Victoria Park, while Boundary Road offers a great mix of independent shops, cafés and restaurants. A large Sainsbury's superstore is also close by. Excellent transport links via the A27/A23 make commuting simple, and Portslade mainline station (under a mile away) provides direct routes to London, Gatwick and Brighton.

Well-regarded local schools include Mile Oak Primary, St Nicolas' C of E, Peter Gladwin, Portslade Infants and Benfield Primary.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	73
England & Wales		EU Directive 2002/91/EC