



- **Detached Property**
- **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: £450,000 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 property 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.

