



Portland Road

Hove

Guide Price £625,000 - £675,000



## Portland Road, Hove

Conveniently located on Portland Road, close to Portslade Mainline Station, a well-presented **THREE BEDROOM, TWO BATHROOM EXTENDED SEMI-DETACHED HOUSE** with a **SOUTH-FACING REAR GARDEN** and **DRIVEWAY**. Sold with **NO ONWARD CHAIN**.

Ideally positioned, set back from the road and within easy reach of the amenities of Portland Road and Boundary Road, this attractive family home has been thoughtfully extended to create a spacious open-plan layout, perfect for modern living. The kitchen and dining area is bright and inviting, featuring a charming cast-iron fireplace and patio doors that open into a conservatory, with steps leading down to the garden. A separate living room with a bay window, a shower room, and a generous, welcoming entrance hall complete the ground floor.

Upstairs, there are three well-proportioned bedrooms, one with a fitted wardrobe and another enhanced by a bay window, along with a contemporary family bathroom fitted with a shower over the bath.

Outside, the generous south-facing garden provides excellent potential to create a wonderful space for relaxing, dining, and entertaining.

\*Some images have been virtually staged for illustrative purposes.





### **The Local Area**

Conveniently located close to the wide selection of shops, bars, cafes, and amenities along Portland Road and Boundary Road, together with the green open spaces of Vale Park, Portland Road is perfectly placed for commuters, couples, and families alike.

Portslade train station is only a short walk, offering convenient mainline commuter routes to London Victoria, Brighton, and the South Coast, while regular bus services run into the bustling café culture of Hove's Church Road and the centre of Brighton.

Hove Lagoon, with its wide array of watersports, a new skate park, a children's play area, and Big Beach Café, is under a mile away, as is the seafront and beach.

An easy walk from Benfield Primary School, other local schools include St Peter's Community Infant and Nursery School, St Mary's Catholic Primary School, and Hove Park School. There is also a wide choice of nurseries in the area.

### **Further Information**

The property is located in parking zone L. The council tax band is D, which is currently charged at £2,455.79 for 2026/27.

EPC rating - E

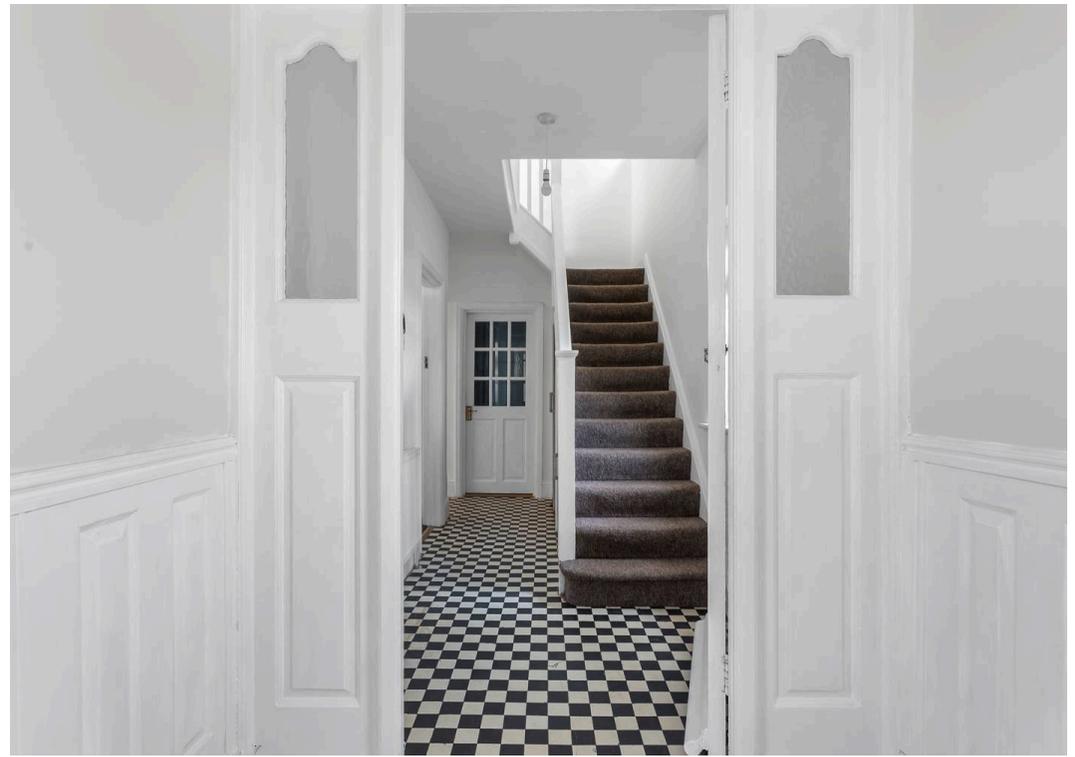
Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website

Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.

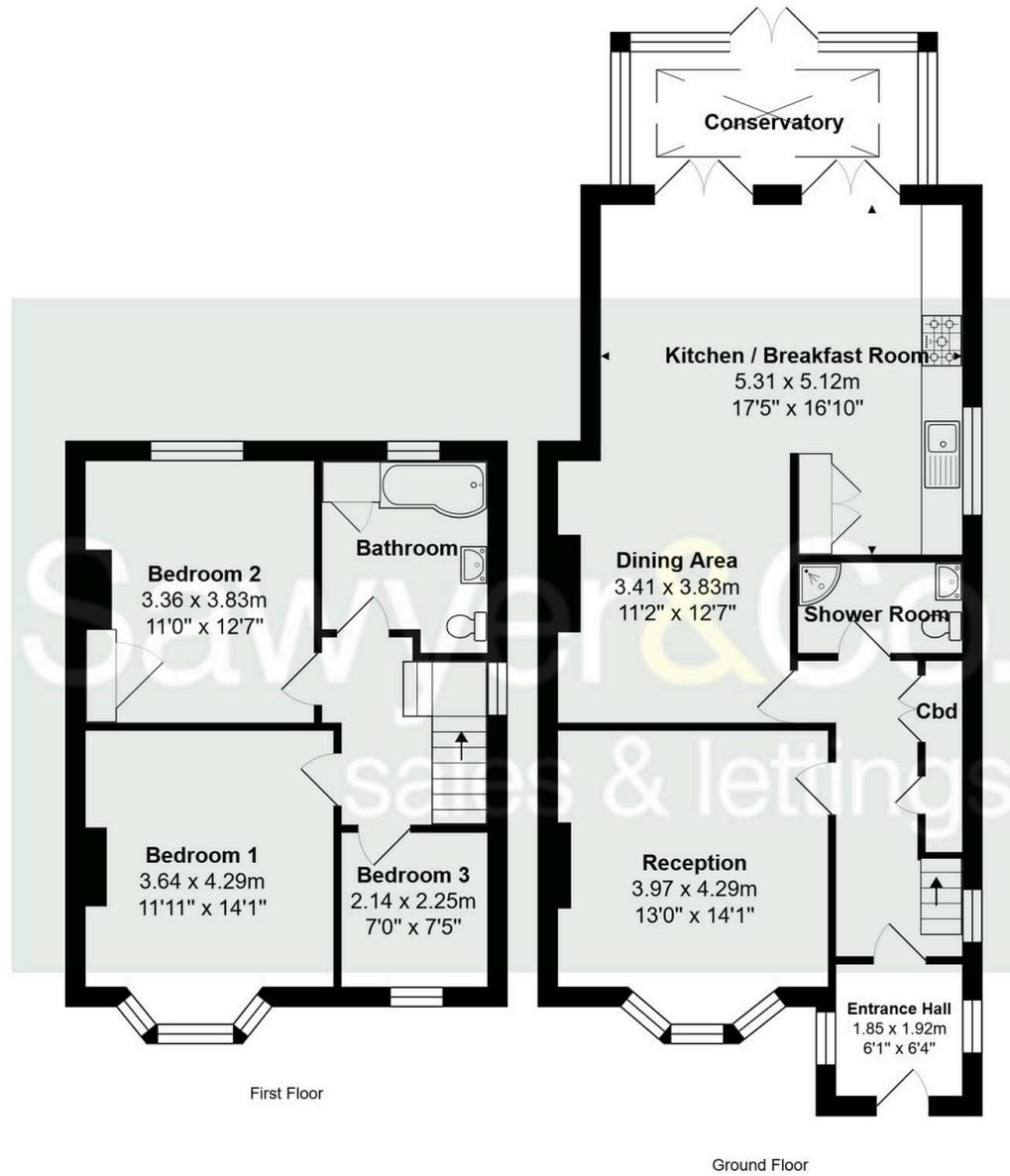
This information has been provided by the seller. Please obtain verification via your legal representative.











Total Area: 125.3 m<sup>2</sup> ... 1348 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.