



Deacons Drive, Portslade

East Sussex

Guide Price £450,000 - £475,000



## Deacons Drive, Brighton

Conveniently located in Portslade's popular residential area with easy access to the A27/A23, an EXTENDED THREE-BEDROOM TERRACED HOUSE with TWO BATHROOMS, a good-sized REAR GARDEN, GARAGE, and DRIVEWAY.

Classically arranged over two floors, this bright and welcoming home offers well-proportioned accommodation throughout. The spacious living room is enhanced by an attractive curved bay window and flows seamlessly into the dining room, where large sliding patio doors provide direct access to the rear garden. A separate fully-fitted kitchen with integrated appliances and a modern shower room with W/C complete the ground floor.

Upstairs, there are three double bedrooms, including a principal bedroom featuring built-in mirrored sliding wardrobes, and a family bathroom fitted with a classic white suite.

To the rear of the property, a well-maintained garden offers an excellent space for outdoor living, complete with a patio perfect for dining al fresco, a lawn area, and an attractive low-maintenance shingle border. A rear gate gives convenient access to the garage, along with an additional off-street parking space.





### **The Local Area**

Deacons Drive is located within easy reach of the South Downs, Easthill Park and Victoria Park, offering plenty of outdoor space right on its doorstep. Boundary Road offers a wide selection of shops, bars and cafes, while a large Sainsbury's superstore is within easy reach. The A270/A27 and A23 for travel into Brighton & Hove and beyond are easily accessible, while Portslade mainline train station is just one mile away, providing convenient commuter routes to London, Gatwick, and the South Coast. Local schools include Mile Oak Primary School, St Nicolas' C of E Primary, Peter Gladwin Primary, Portslade Infants' School and Benfield Primary School.

### **Further Information**

This property is not located in a controlled parking zone and is in Council Tax band C, which is charged at £2,292.84 for 2025/26.

EPC rating - TBC Council Tax - C Parking - Not in a controlled zone

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

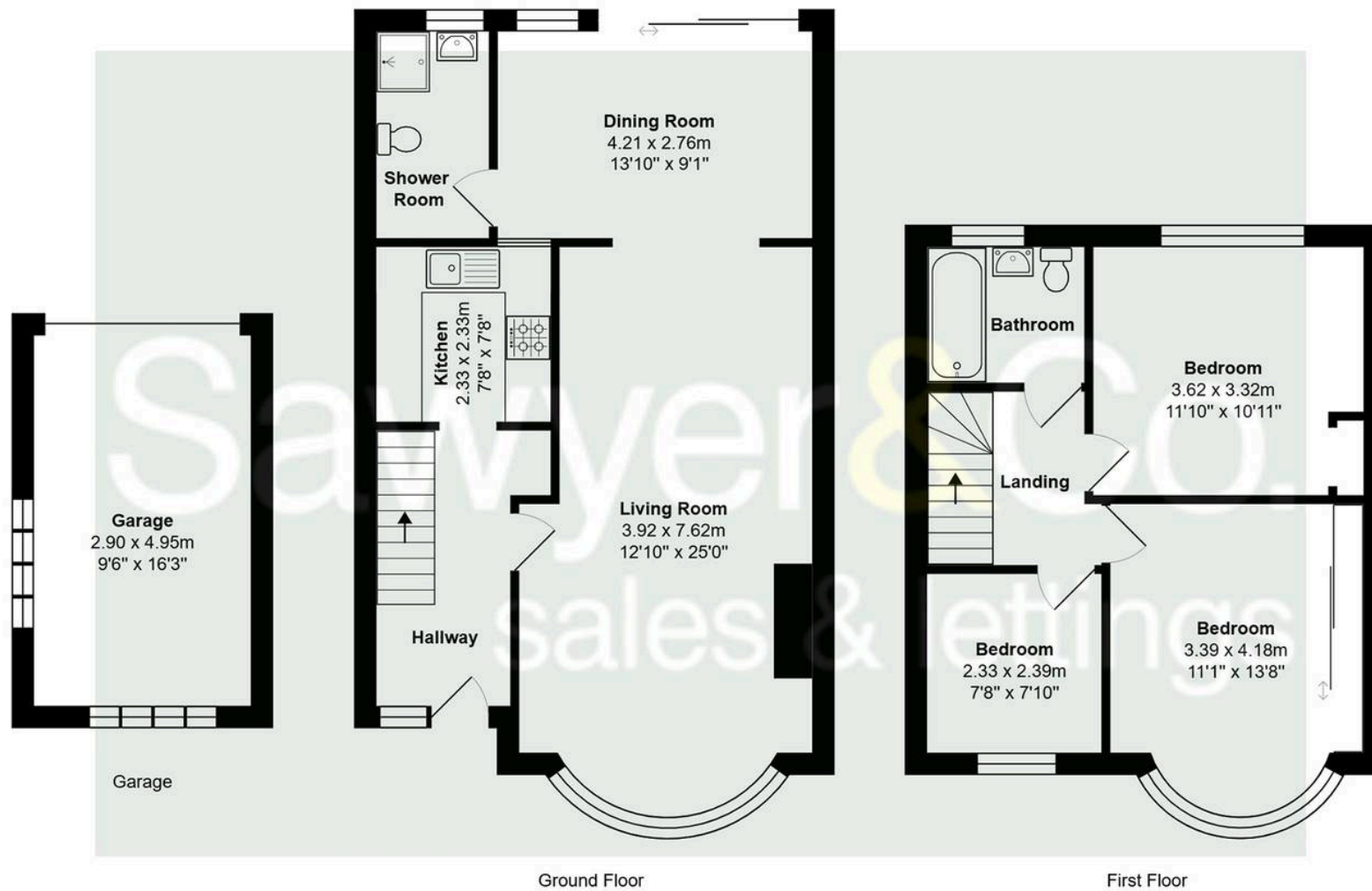
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

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





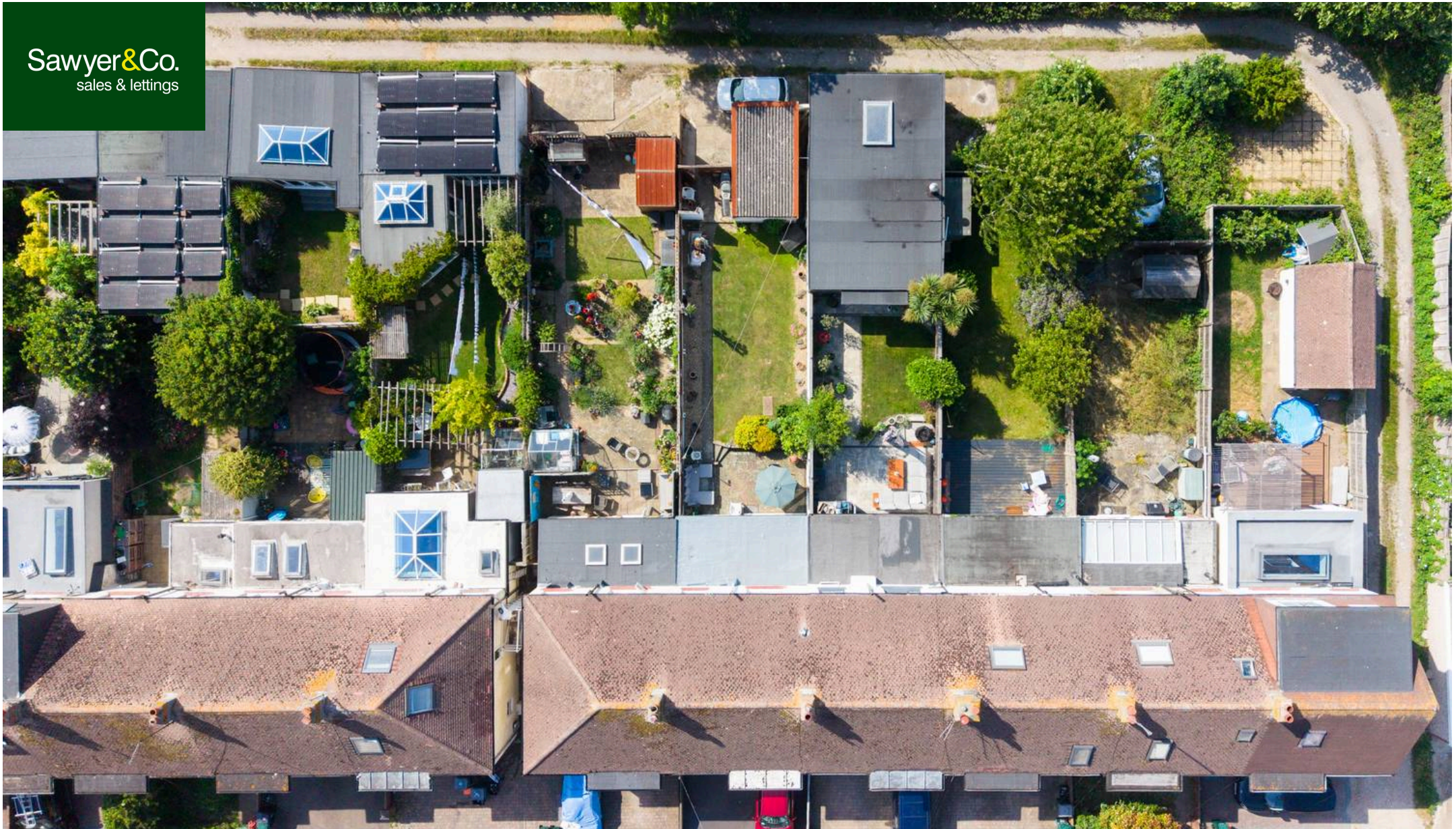




Total Area: 112.2 m<sup>2</sup> ... 1207 ft<sup>2</sup> (Including Garage)

Total Floor Area: 97.8 m<sup>2</sup>... 1053 ft<sup>2</sup> (Excluding Garage)

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.