

Spencer & Leigh

Spencer
& Leigh
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www.spencerandleigh.co.uk
FOR SALE

COLLEGE CLOSE

29 Chalky Road, Portslade, Brighton, BN41 2WF

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Price £390,000 - Freehold

- Extended end of terrace home
- Three good size bedrooms
- Spacious kitchen & dining room
- No onward chain
- Solar panels and warm air gas heating
- G/f bathroom, Utility room and F/f shower room
- Parking provided by a private hardstanding
- Low maintenance rear and side gardens
- Excellent location with good access to road networks and amenities
- Viewing highly recommended

This delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,189 square feet, this extended end-of-terrace home is situated on a desirable corner plot, providing ample outdoor space and a sense of privacy.

Inside, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The three generously sized bedrooms ensure that there is plenty of room for family or guests. The ground floor features a well-appointed bathroom and a practical utility room, while the first floor is complemented by an additional shower room, catering to the needs of a busy household.

One of the standout features of this home is its no-chain status, allowing for a smooth and swift transition for potential buyers. The property is well-positioned to take advantage of the local amenities and transport links, making it an excellent choice for those seeking a vibrant community atmosphere.

This semi-detached house on Chalky Road is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming environment. Whether you are a first-time buyer or looking to upsize, this property is sure to impress with its spacious layout and convenient location. Do not miss the chance to make this charming house your new home.



A perfect residential location with local shops near by in either Valley Road or Graham Avenue with larger stores just a short drive away at Holmbush Centre. Mile Oak Primary School & Nursery, local parks, and golf courses are close by including Portslade Sport Centre. Travel networks are easily accessible as are buses in and out of the city.



Entrance
 Entrance Hallway
 Living Room
 14'5 x 11'7
 Dining Room
 11'11 x 11'7
 Kitchen
 11'11 x 9'11
 Utility Room
 7'7 x 6'
 G/f Bathroom
 11'11 x 7'8
 Stairs rising to First Floor

Bedroom
 11'7 x 11'7
 Bedroom
 11'11 x 11'7
 Bedroom
 8'1 x 7'6

Shower Room
 7'7 x 6'

OUTSIDE
 Rear & Side Garden

Property Information
 Council Tax Band C: £2,292.84 2026/2027
 Utilities: Mains Gas, Mains Electric, Solar Panels, Mains water and sewerage
 Parking: Private hardstanding and un-restricted on-street parking
 Broadband: Standard 7 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566
 w: www.spencerandleigh.co.uk

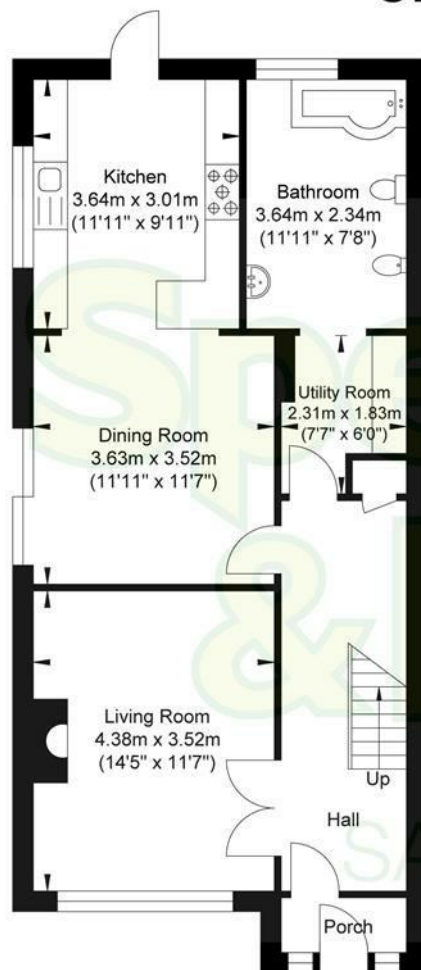


Council:- BHCC
 Council Tax Band:- C

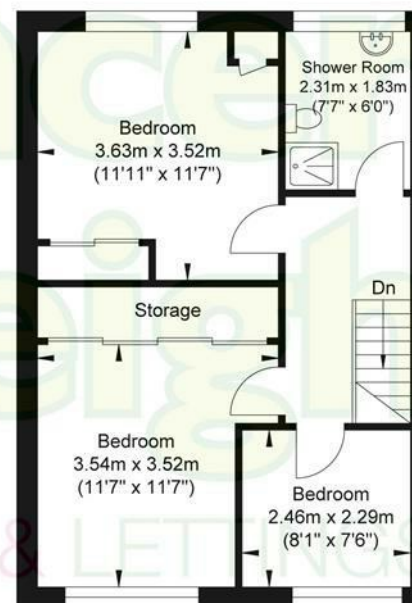
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Chalky Road



Ground Floor
Approximate Floor Area
713.65 sq ft
(66.30 sq m)



First Floor
Approximate Floor Area
475.76 sq ft
(44.20 sq m)



Approximate Gross Internal Area = 110.50 sq m / 1189.41 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.