

Spencer
& Leigh



348 Old Shoreham Road, Hove, East Sussex, BN3 7HA

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Guide Price £400,000 - £425,000 Freehold

- Semi detached home
- Three well proportioned bedrooms
- 24' Open plan living/kitchen/dining room with a dual aspect
- Modern fitted kitchen with integrated appliances
- Near Portslade Mainline railway station
- Easy access to road networks
- South facing rear garden
- No onward chain
- Viewing recommended
- Well presented throughout

GUIDE PRICE £400,000 - £425,000

CHAIN FREE! This charming semi-detached house presents an excellent opportunity for both families and professionals alike. The property has a large lounge through dining room with a dual aspect providing ample space for relaxation and entertaining. The modern fitted kitchen is open to this area and features integrated appliances that include a full height fridge/freezer, washing machine, dishwasher and the all-important wine cooler. With three well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own private space.

The house is well presented throughout, ensuring a welcoming atmosphere from the moment you step inside. The south-facing rear garden is a delightful feature, offering a sunny retreat for outdoor activities or simply unwinding in the fresh air.

Convenience is key, as this property benefits from easy access to major road networks and is just a short distance from Portslade mainline station, making commuting a breeze. Additionally, the absence of a chain means a smoother transition for potential buyers.

This lovely home is perfect for those seeking a blend of comfort, style, and practicality in a vibrant area. Don't miss the chance to make this property your own.



A Waitrose superstore and Tesco Metro are within a mile away as well as the shops and amenities of Church Road and Goldstone Retail Park. Hove's famous seafront is just past Church Road and is the perfect place to spend those summer afternoons. Portslade Station offers convenient mainline links for commuters and local bus routes lead to all parts of the city including central Brighton which has a wide range of bars, restaurants and cafes.



Entrance

Entrance Hallway

Open Plan Kitchen/Living/Dining Room
24'11 x 20'4

G/f Cloakroom

Stairs rising to First Floor

Bedroom
14'1 x 10'9

Bedroom
10'9 x 10'5

Bedroom
10'5 x 9'6

Family Shower Room/WC

OUTSIDE

Rear Garden

Property Information

Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Un-restricted on-street parking

Broadband: Standard 16 Mbps, Superfast 44 Mbps & Ultrafast

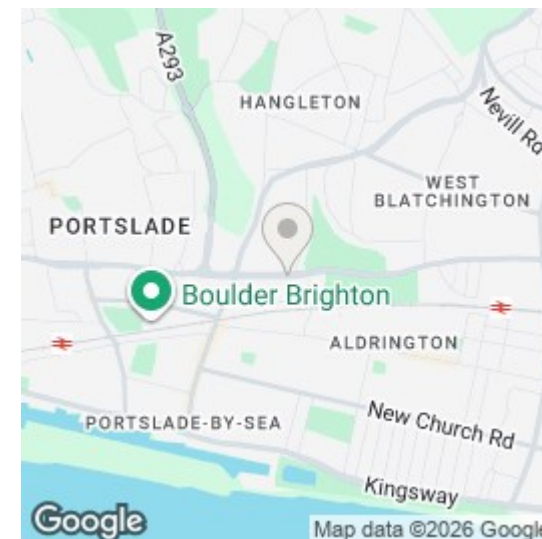
1800 Mbps available (OFCOM checker)

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.

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Council:- BHCC

Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	



Old Shoreham Road



Ground Floor
Approximate Floor Area
472.32 sq ft
(43.88 sq m)

First Floor
Approximate Floor Area
467.26 sq ft
(43.41 sq m)

Approximate Gross Internal Area = 87.29 sq m / 939.58 sq ft

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