

Spencer
& Leigh



39 Sharpthorne Crescent, Portslade, Brighton, BN41 2DP

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

- Semi detached family home
- Popular residential road with far reaching views
- Three bedrooms and a useful loft room
- Potential to further convert and improve, STNC
- Modern fitted kitchen
- Long rear garden with large deck and lawn areas
- Well presented throughout
- Extended lounge/dining room creating a versatile living space
- Internal inspection highly recommended
- No onward chain

GUIDE PRICE £400,000 to £425,000

This spacious semi-detached home is located on a popular road in Portslade, offering sea views at the front and downland views at the rear. Upon entering, you are greeted by an open-plan hallway, with a door to the right leading into a bay-fronted kitchen. The kitchen has been relocated from its original position, resulting in a generous size that comfortably accommodates a table and chairs. It features new wooden worktops, white gloss high and low-level units, a built-in fridge freezer, and a large range oven.

The living room is also quite spacious, complete with an open fireplace and two sets of French doors that lead to the rear garden. The living/dining areas have been enhanced by replacing an older conservatory with a newer extension, creating a large, open, cosy living space.

On the first floor, you will find two well-sized double bedrooms. The front bedroom includes fitted cupboards and offers a south-facing view of the sea, while the second bedroom has ample space for a double bed and additional furniture. The family bathroom is situated on this floor, equipped with a shower over the bath, a washbasin, and a WC. Additionally, at the rear is the staircase to the loft room. The staircase is situated in the former bedroom three. This room is currently used as a dressing room, but has space for a single bed or desk.

The top floor features a convenient loft room that includes eaves storage and provides fantastic views from both the front and rear. There is potential to further extend this space, possibly creating a formal bedroom with an en-suite, subject to the necessary consents.

The rear garden is equipped with a large decked area that steps down to a spacious lawn. There is also a concrete hardstanding, which would be ideal for a shed, workshop, or office if desired.



Sharpethorne Crescent is situated in the north of Portslade having close and easy commuter accessibility to the A27 and A23. There are nearby local shopping facilities in the Old Village, schools in the immediate area that cater for all years and the well-established Easthill Park. The City Centre is less than 3 miles away with regular bus services close by.



Entrance
Entrance Hallway
Living Room
12'8 x 11'4
Dining Room
17'2 x 10'7
Kitchen
14'6 x 10'9
Stairs rising to First Floor
Bedroom
15'1 x 10'
Bedroom
10'8 x 10'7
Dressing Room
6' x 5'10
Family Bathroom
Stairs rising to Second Floor
Loft Room
12'3 x 11'4
OUTSIDE
Rear Garden
Property Information
Council Tax Band C: £2,182.92 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Un-restricted on street parking
Broadband: Standard 15 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.

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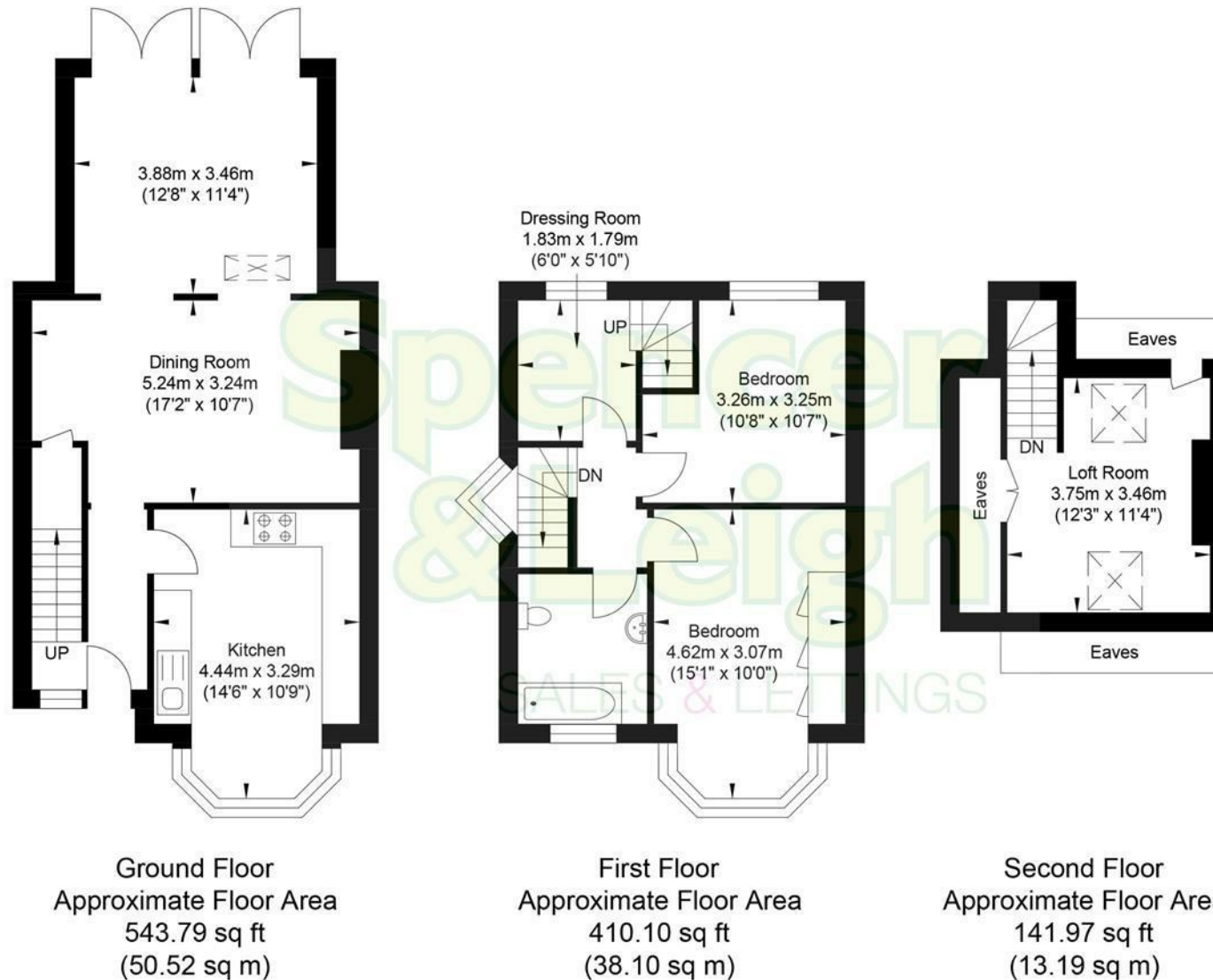


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area (Excluding Eaves) = 101.81 sq m / 1095.86 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.