26 Downsview Road, Portslade, Brighton, BN41 2HQ

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Guide Price £390,000 - £410,000 Freehold

- Semi detached family home
- Three bedrooms
- Through lounge dining room
- Gas fired central heating
- Huge scope to extend and personalise
- Beautiful South facing rear garden
- Distant sea views
- No on-going chain
- Popular location in a quiet road
- Viewing recommended

GUIDE PRICE £390,000 - £410,000

Having been in the same family for over 50 years, it is truly "end of an era" for this semi detached home which has a wonderful feel to it. Oozing potential, the ground floor accommodation features a lounge dining room which has a bright and airy dual aspect, together with a recessed kitchen which promotes a social living space. The three bedrooms are located on the first floor along with the family bathroom.

The property boasts a South facing rear garden and beautiful distant views towards the sea. Offered for sale with no ongoing chain, the property allows a buyer to add their own mark with interior design or possibly an extension into the roof space, creating an additional bedroom and bathroom.

Viewing is recommended. Local shops and popular schools conveniently fall within walking distance.

Situated in this quiet cul-de-sac with local schools near by and supermarkets Sainsbury's & Tesco's a few minutes by car. Easy access to all major routes into and out of the city and frequent buses from Portslade Village and Valley Road. Golf courses and sports centres are also close by.

Entrance

Entrance Hallway

Lounge
13'7 x 11'4

Kitchen/Diner
17'6 x 12'1

Stairs rising to First Floor

Bedroom
13'7 x 10'8

Bedroom
12'1 x 10'8

Bedroom
7'11 x 6'9

Family Bathroom

OUTSIDE

Rear Garden

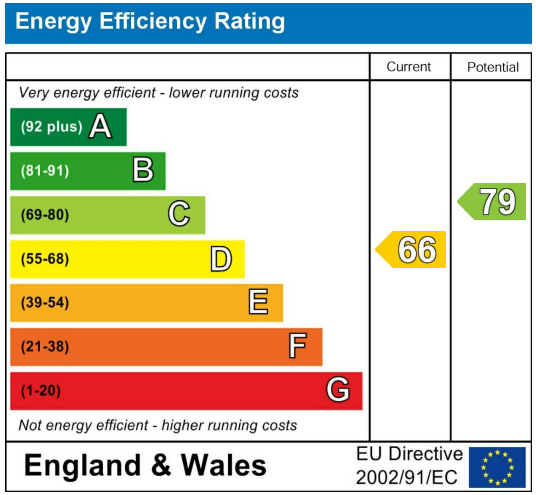
Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Shared driveway and un-restricted on-street parking
Broadband: Standard 7 Mbps, Superfast 40 Mbps. Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM 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



Ground Floor
Area: 40.5 m² ... 436 ft²

First Floor
Area: 40.5 m² ... 435 ft²

Total Area: 81.0 m² ... 872 ft²

All measurements are approximate and for display purposes only.

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