

**South Street, Brighton, BN41 2LE**  
**£350,000 Freehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Mews Style House
- Two Bedrooms
- 18ft 10 x 14ft 10 Open Plan living space
- Modern Kitchen & Bathroom
- Downstairs Cloakroom
- Private Decked Terrace
- Parking Space



This modern Mews style house offers character and charm with decent living space and a courtyard style setting. Two bedrooms, 18 FT 10 X 14 FT 10 OPEN PLAN LIVING SPACE, downstairs cloakroom, modern bathroom, SUPER PRIVATE DECKED TERRACE, allocated parking bay, close to Portslade Village Centre

**ENTRANCE HALL**

radiator, laminate flooring, upvc double glazed window, stairs to the first floor,

**CLOAKROOM**

comprising of a low level wc, contemporary wash hand basin with cupboard under, electric extractor fan, laminate flooring,

**OPEN PLAN LIVING SPACE**

18'10 x 14'10 (5.74m x 4.52m)

laminate flooring, inset downlighters, two radiators, dual aspect upvc double glazed windows

**KITCHEN AREA**

fitted with modern matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces, base and eye level units, INSET FIVE RING GAS HOB, FEXTRACTOR HOOD OVER, INTEGRATED MICROWAVE, INTERGRATED DISHWASHER AND WASHING MACHINE, WINE COOLER, breakfast bar, laminate flooring, extractor fan

**FIRST FLOOR LANDING**

large built in storage cupboard/wardrobe, two further built in cupboards, two Velux windows, inset downlighters, doors to

**BEDROOM ONE**

9'3 x 8'4 (2.82m x 2.54m)

radiator, dimmer switch, inset downlighters, upvc double glazed window

**BEDROOM TWO**

9'4 x 8'4 (2.84m x 2.54m)

radiator, dimmer switch, inset downlighters, upvc double glazed window

**BATHROOM**

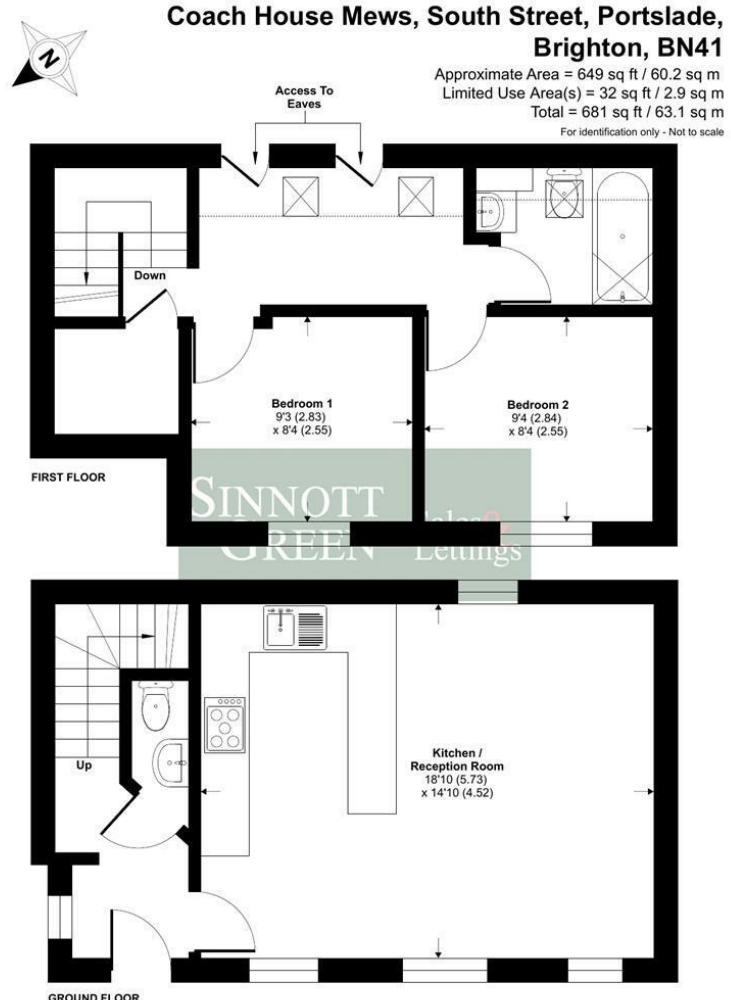
comprising of a panelled bathe with mixer tap, shower attachment and glass shower screen, contemporary wash hand basin, low level wc, heated towel rail, extractor fan, part tiled, Velux window

**PRIVATE DECKED TERRACE**

decked, with a surrounding balustrade, pergola over, bordered by laurel bushes

**THE LOCATION**

tucked away in a courtyard setting yet very close to Portslade Village Centre and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Sinnott Green. REF: 1472558 © nichicom 2026.