# Station Road
# Portslade

HEALY & NEWSOM

EST. 1990

# Station Road, Portslade, BN41 1DF

## Offers in excess of £400,000

A delightful two double bedroom fisherman's cottage offering a perfect blend of modern living and period charm, boasting a lovely mix of contemporary comforts and traditional features. A pretty front garden welcomes you with an original Minton tile path leading to the front door, surrounded by a selection of shrubs, Jasmin and flowers that contribute to the cottage feel.

As you step inside, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. Period features include decorative fireplaces that enhance the overall appeal of this lovely home. The modern kitchen is wonderfully designed, adorned with a tasteful palette of colours and equipped with space for a washing machine and fridge freezer. The rear of the house is fully double glazed, ensuring warmth and energy efficiency, while the front retains its original sash windows, adding to the properties character.

The spacious, fully tiled bathroom features both a bath and a separate shower enclosure, perfect for unwinding after a long day. Additionally, there has been a recently fitted gas combi boiler and previously a solar power system has been installed to provide energy-saving benefits.

The gorgeous west-facing L-shaped rear cottage garden is a true sanctuary, complete with raspberry bushes, apple and plum trees, there is also a patio area ideal for al fresco dining. The garden is beautifully planted with floral borders, showcasing an array of shrubs, mature rose bushes, and delicate Lilly of the Valley plants. This property is not just a house; it is a home that offers a unique lifestyle in a sought-after location with the seafront at the end of the road.

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### Location

This wonderful property is located in Station Road which forms part of Boundary Road, where Hove and Portslade meets, this area is steeped in history, Portslade-by-sea has it's has own crest which includes the Roman Galley, Cornucopia, Six Sussex Martlets, Grapes and an Oak Branch all signifying 'Health and Strength'.

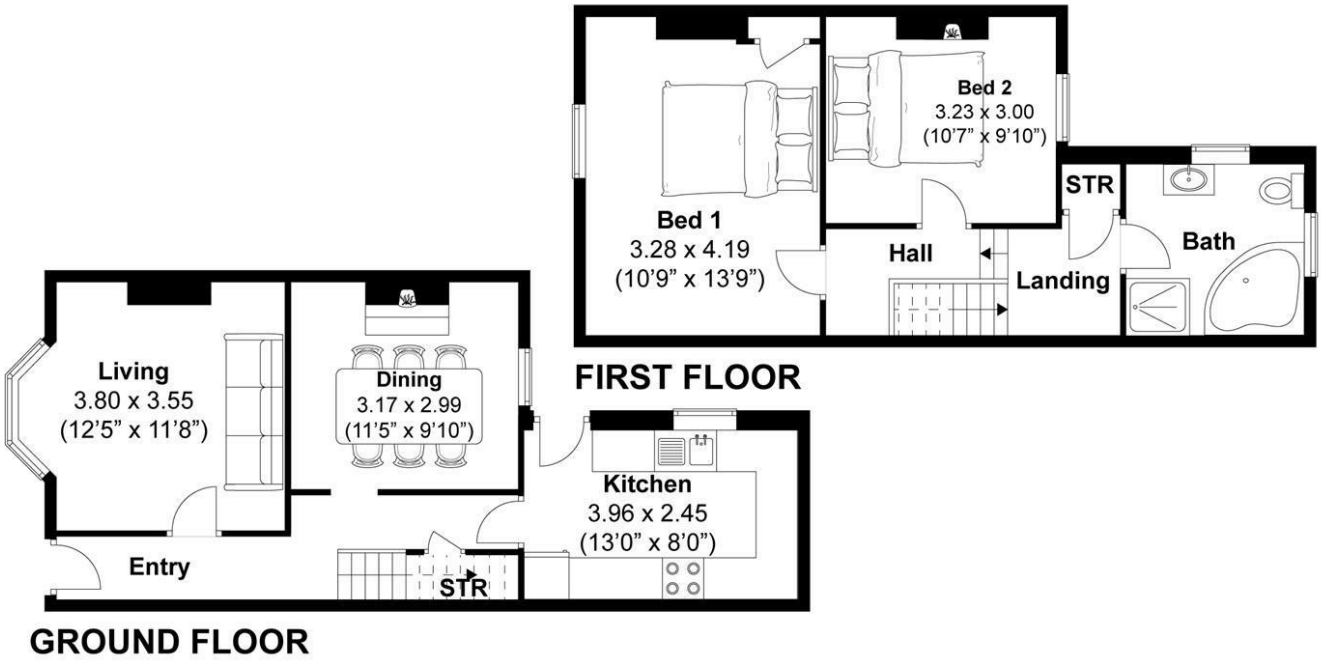
Portslade is a convenient and vibrant location that has a selection of local bars, coffee shops, restaurants, convenience stores and supermarket, there is also a strong sense of community in this area. There are excellent transport links with easy access to bus routes affording access to Brighton city centre and beyond, Portslade Train Station is only 0.4 miles away with it's direct service to London Victoria and Gatwick, there is also direct access to Old Shoreham Road that connects to the A27, for those that commute. Hove Lagoon is also easily accessible where you can find a popular play area for children and sea front walks and is also situated within the catchment area of well regarded schools.

### Additional Information

EPC rating: C
Internal measurements: 874 Square feet / 81 Square meters
Council tax band: B
Parking zone: X
Tenure: Freehold

# Station Road, Brighton

Approximately 81 sqm (874 sqft)

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**Disclaimer:**
The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.

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VERY IMPORTANT NOTES
Although every care has been taken in the production of these sales particulars prospective purchasers should note:

**1.** All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.

**2.** Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).

**3.** Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.

**4.** The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk