



Stanley Avenue, Portslade, BN41 2WH  
Guide price £350,000 - £375,000 Freehold

Pearson  
Keehan

**Stanley Avenue, BN41**  
 Approximate Gross Internal Area = 100.9 sq m / 1087 sq ft  
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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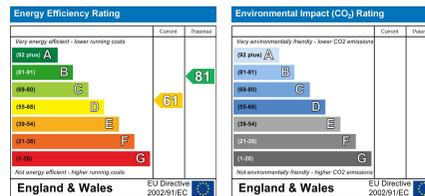
Guide Price: £350,000 - £375,000 This three-bedroom, extended chalet bungalow is located in a sought-after residential area of Portslade, close to several highly regarded schools. The property also boasts a generously sized gardens and offers close proximity to the South Downs, making it an ideal family home.

Upon entering via the private pathway, lined by mature shrubbery, on the ground floor, you will find well-appointed accommodation featuring a good sized lounge and a front-facing bedroom. The separate kitchen and dining room flow seamlessly into a bright conservatory. The ground floor is completed by a spacious family bathroom. Upstairs, there are two additional bedrooms, a second W/C, and convenient eaves storage for extra space. Outside the paved rear garden provides the perfect spot for alfresco dining and entertaining in the sunshine.

The property enjoys an enviable location in a popular residential area, just moments from the stunning South Downs, perfect for enjoying countryside walks. It is also conveniently close to several well-regarded primary and secondary schools, as well as a variety of local amenities and independent shops.

**Council Tax: D**

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.



**Pearson Keehan**

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