



12 Stanley Road  
Portslade, BN41 1SW

Pearson  
Keehan



Pearson  
Keehan



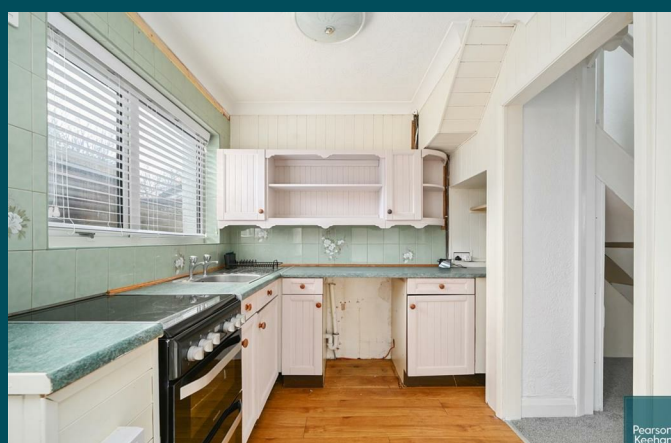
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# 12 Stanley Road

Portslade, BN41 1SW

**Guide price £375,000 - £400,000**

This three-bedroom terraced home on Stanley Road, offers a fantastic opportunity for buyers looking to add their own personal touch. In need of some updating, the property enjoys a generously sized south facing garden and has great potential to be transformed into a stylish and comfortable family home.

The ground floor features a spacious living room that leads through to an open-plan kitchen and dining area. Sliding doors open onto the expansive rear garden, which provides plenty of space for outdoor entertaining, gardening, or future landscaping projects. Upstairs, there are three well-proportioned bedrooms and a family shower room. Other properties in the road have converted the loft space to provide a further bedroom with en-suite shower room.

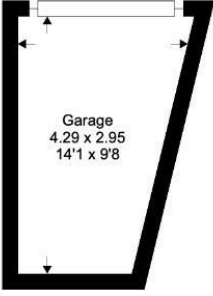
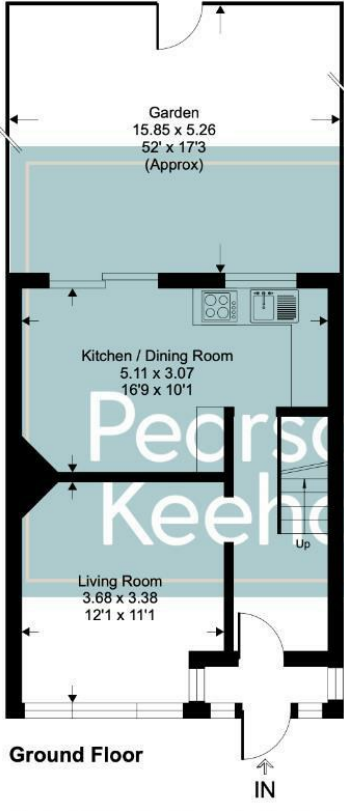
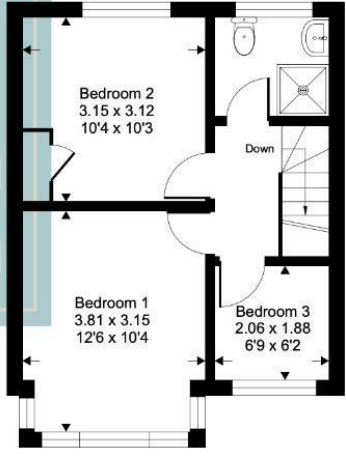
A key advantage of this home is the separate garage, offering additional storage and off-street parking. The property is conveniently located close to local shops, parks, and well-regarded schools, with transport links providing easy access to Brighton, Hove, and surrounding areas.

With no onward chain, this is an excellent opportunity for those seeking a home with potential in a desirable residential area.

Guide Price £375,000 - £400,000



**Stanley Road, BN41**  
 Approximate Gross Internal Area = 68.3 sq m / 736 sq ft  
 Approximate Garage Internal Area = 10.4 sq m / 112 sq ft  
 Approximate Total Internal Area = 78.7 sq m / 848 sq ft

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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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Energy Efficiency Rating	
Current	Potential
89	51

Very energy efficient - lower running costs (A-G)  
 Not energy efficient - higher running costs (G)  
 England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	G

Very environmentally friendly - lower CO<sub>2</sub> emissions (A-G)  
 Not environmentally friendly - higher CO<sub>2</sub> emissions (G)  
 England & Wales EU Directive 2002/91/EC