



**hamlyn  
smith.**

Downsview Road, Brighton, BN41 2HQ

Guide price  
£375,000 - £400,000

# hamlyn smith.

 2 Bedrooms

 2 Receptions

 1 Bathroom

**\*\*Guide Price £375,000 - £400,000\*\***

Stunning detached home arranged on one level, with superb open plan reception spaces, two double bedrooms and a beautiful garden with separate home office. Complete with modern luxuries including Bluetooth ceiling speakers, Phillips Hue lighting, multiple ethernet points, Nest thermostat, underfloor heating.

- Detached two bedroom home
- 64ft rear garden
- Newly built garden room with bar
- Immaculately presented thoughtout
- Open plan lounge/diner
- High specification





Property description  
Hamlyn Smith are delighted to offer for sale this show-stopping detached house on Downsview Road in Portslade. The current owners have completely renovated the property to make a glorious home for contemporary living with no detail forgotten.

The centrepiece of the house is the large open plan reception area which opens out to the garden. This room has underfloor heating and Bluetooth ceiling speakers and is immaculately presented with windows to three sides which fill the room with light. There is a separate dining area with its own window and plantation shutters and a gorgeous kitchen with shaker style units.

The bathroom is elegantly stylish with a monochrome tiled floor and a white suite incorporating a bath with shower, a vanity unit with sink and concealed shaver point, and mirror with light and de-mist pad. There are plantation shutters at the windows and waterproof Bluetooth speakers in the ceiling.

Both double bedrooms are spacious and light with plantation shutters. The master bedroom has built in wardrobes with LED sensor lights.  
The new owner of this home will really appreciate the work that has been done, with all the plumbing, electrics, and the boiler replaced in the last few years. The house also has a boarded loft space and outside there is a 4.8m x 2.8m self-contained garden room, originally designed as a home office but currently laid out with sofas and a bar!

Location  
Downsview Road is a short walk from Portslade Old Village where there are two local pubs. It is a five minute walk to Valley Road where a bus can be taken into Brighton, and Portslade train station is only a ten minute walk away. There are several popular local schools close by including PACA, Millie Oak, St Nicholas and Peter Gladwin. The A27 provides quick access for commuters and it is only a few minutes drive to the large Sainsburys in West Hove.

GROUND FLOOR  
857 sq.ft. (79.7 sq.m.) approx.



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DOWNSVIEW ROAD  
TOTAL FLOOR AREA: 857 sq.ft. (79.7 sq.m.) approx.

