



ESTATE AGENTS & VALUERS

61 Boundary Road  
Hove  
Sussex  
BN3 5TD

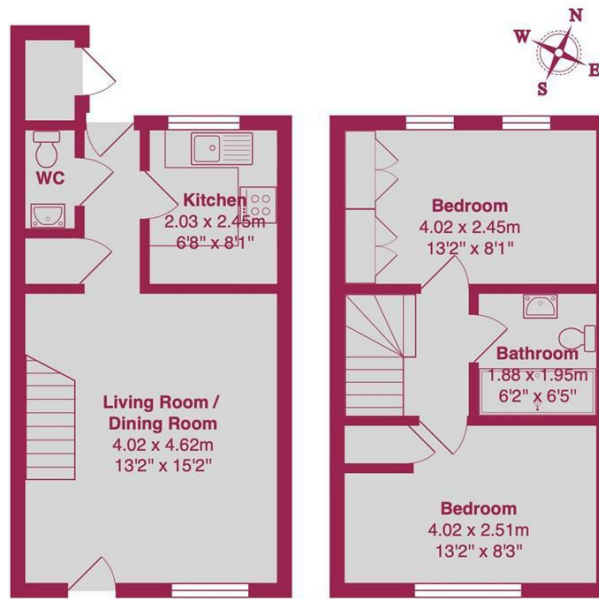
01273 00 99 66  
coxandcohomes.co.uk



- Semi Detached Family Home
- Two Bedrooms
- Parking Space
- Lounge
- Kitchen
- Downstairs Cloakroom WC
- Rear Garden
- No Chain
- Lots Of Potential

## The Parks, Portslade, Brighton

Price: £300,000 Freehold



**Ground Floor**  
Area: 30.2 m<sup>2</sup> ... 325 ft<sup>2</sup>

**First Floor**  
Area: 29.1 m<sup>2</sup> ... 313 ft<sup>2</sup>

Total Area: 59.2 m<sup>2</sup> ... 638 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Situated in a quiet residential close, The Parks is a popular modern development in North Portslade, offering a great balance between suburban living and easy access to the city. The area is made up primarily of well-kept family homes built from the 1990s onwards, creating a clean, uniform feel that appeals to both families and professionals.

Perfectly positioned on the edge of the South Downs, the location offers easy access to open green spaces and countryside walks, while still being within close reach of Brighton & Hove. Portslade itself is a well-connected suburb with a strong community feel, benefitting from a mix of local amenities, schools and transport links.

For day-to-day convenience, a range of shops, supermarkets and amenities can be found nearby, with larger stores such as Tesco and Sainsbury's just a short drive away. Families are well catered for with a selection of local schools within easy reach, including Portslade Aldridge Community Academy.

Transport links are a real strength of the area, with regular bus routes close by and excellent road access via the A27, making commuting into Brighton, Worthing or further afield straightforward. Nearby Portslade station also provides direct rail links along the coast and into London.

Overall, The Parks offers a quiet, family-friendly setting with a practical, well-connected location—ideal for those looking to enjoy both coastal city living and easy access to the countryside.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	