



- **Semi-Detached Property**
- **In Need of Modernisation**
- **Garage & Private Driveway**
- **Large West Facing Rear Garden**
- **Close To Local Shops & Services**
- **Two Bedrooms**
- **No Chain**
- **Popular & Sought After Location**
- **Large Kitchen/Diner**
- **Lots Of Potential To Improve & Extend (STP)**

## Hillside, Portslade, Brighton

Price: £400,000 Freehold



Total Area: 76.8 m<sup>2</sup> ... 827 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Cox & Co are delighted to present this charming two-bedroom semi-detached property, perfectly positioned in the highly desirable Benfield district of Portslade – one of the area's most sought-after locations.

This welcoming home offers a wonderful balance of comfort and practicality, featuring two well-proportioned bedrooms, a living room, a large kitchen/diner, and a conservatory – the ideal spot to enjoy your morning coffee or unwind with a good book. A family bathroom completes the internal accommodation.

Step outside and you'll find a generous west-facing garden with a sunny westerly aspect, making it perfect for summer barbecues, gardening enthusiasts, or simply relaxing in the afternoon sunshine. To the front, there's a private drive with off-street parking and a detached garage – perfect for families or those needing extra storage.

Lifestyle convenience is key here: Boundary Road's vibrant mix of shops, cafés, and independent stores is just 0.8 miles away, with everything from Tesco and Boots to quirky local bakeries and coffee spots. For commuters, Portslade railway station (0.6 miles) provides easy access to Brighton, London Victoria, and Southampton, while excellent bus routes connect you effortlessly to Brighton & Hove city centres.

Whether you're looking for a peaceful retreat, a home for a growing family, or a property with fantastic transport links, this Portslade gem offers the perfect coastal lifestyle with city convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		