

Spencer
& Leigh



206 Valley Road, Portslade, Brighton, BN41 2TJ

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Guide Price £350,000 - £375,000 Freehold

- Well presented throughout
- No onward chain
- Two double bedrooms
- Potential to extend, STNC
- Semi-detached bungalow
- 16' Bay fronted living room
- Level rear garden with patio and lawn areas
- Private hardstanding, Shared driveway and Garage
- Internal inspection highly recommended
- Excellent transport links and access to amenities

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This delightful semi-detached bungalow offers a perfect blend of comfort and potential. Spanning an inviting 678 square feet, the property is well presented throughout, making it an ideal choice for those seeking a home that is ready to move into.

The bungalow features two spacious double bedrooms, providing ample space for relaxation and rest. The reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings at home. The well-appointed bathroom adds to the convenience of this lovely residence.

One of the standout features of this property is the potential for extension, subject to the necessary consent. This offers a fantastic opportunity for buyers looking to personalise their home and increase its value in the future.

With no onward chain, this bungalow is ready for a swift and smooth transaction, allowing you to settle in without delay. Whether you are a first-time buyer, a downsizer, or someone looking for a sound investment, this property on Valley Road is sure to impress. Don't miss the chance to make this charming bungalow your new home in the vibrant community of Portslade.



Valley Road is a popular residential location and ideally situated for all amenities including local schools, shops and Portslade Sports Centre as well as some larger stores such as M & S, Tesco, Next and Sainsburys. All local travel networks are within easy reach including regular buses in and out of the city.



Entrance

Entrance Hallway

Sitting/Dining Room
16'8 x 11'

Kitchen
11'1 x 10'7

Bedroom
13'3 x 11'

Bedroom
11' x 10'6

Family Shower Room/WC

OUTSIDE

Rear Garden

Garage
18'7 x 12'1

Property Information

Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Shared Driveway, Hardstand and un-restricted on street parking

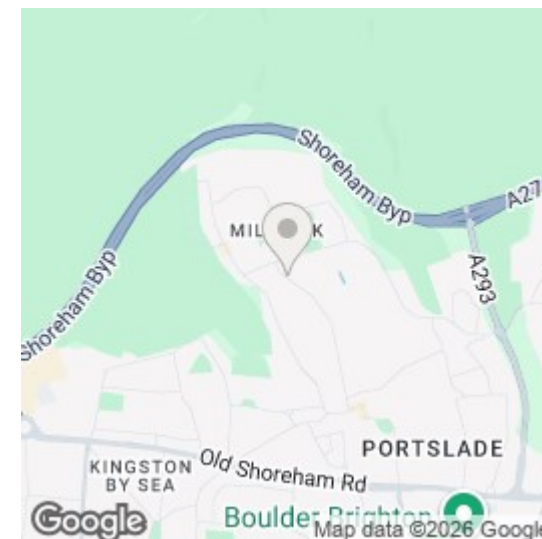
Broadband: Standard 24 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC

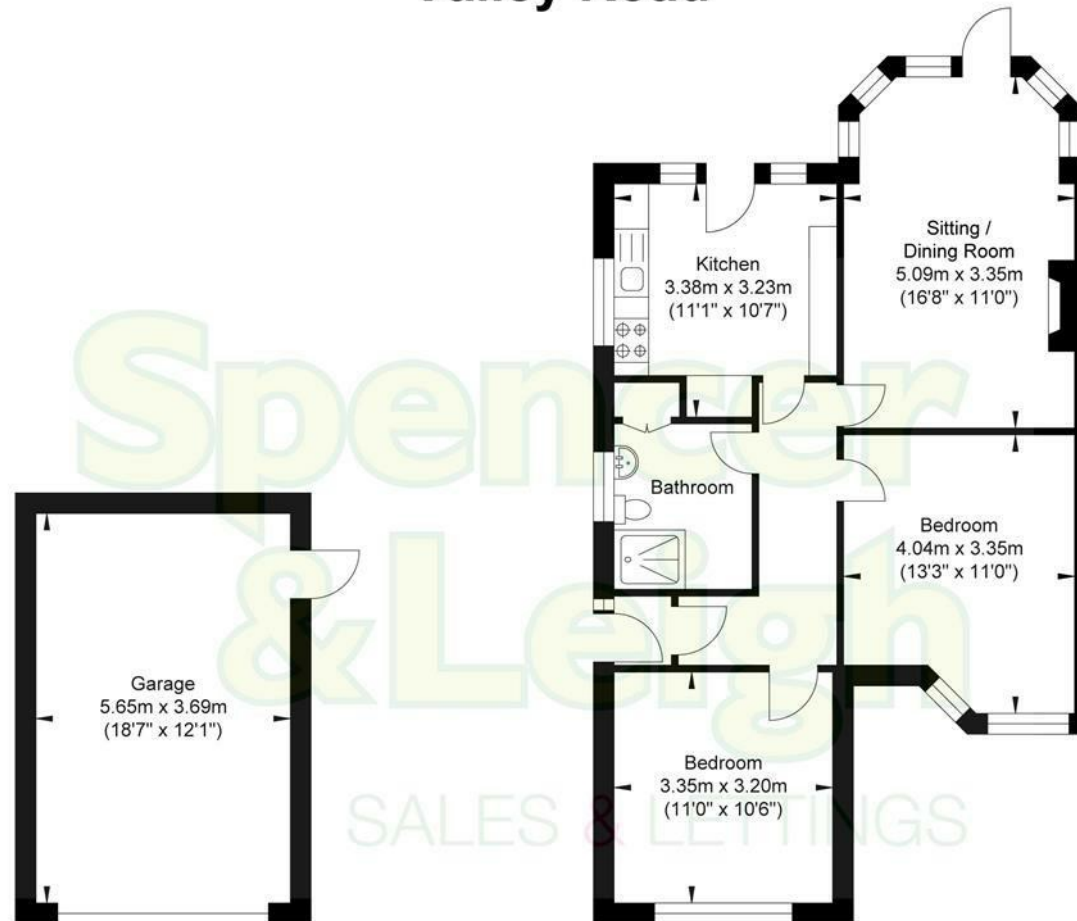
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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	



Valley Road



Garage
Approximate Floor Area
224.42 sq ft
(20.85 sq m)

Ground Floor
Approximate Floor Area
678.34 sq ft
(63.02 sq m)

Approximate Gross Internal Area (Excluding Garage) = 63.02 sq m / 678.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.