



Spencer
& Leigh

25 Sefton Road, Portslade, Brighton, BN41 2RH

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

- Detached bungalow
- Two double bedrooms
- Scope to improve
- Potential to extend further, STNC
- Beautiful rear garden with hidden areas and rear access
- Popular residential location
- No ongoing chain
- Internal inspection highly recommended
- Family shower room & En suite
- Exclusive to Spencer & Leigh

GUIDE PRICE £350,000 - £375,000

This delightful detached bungalow offers a perfect blend of comfort and potential. Spanning an impressive 1,033 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining. The two double bedrooms provide ample space for rest, while the two well-appointed bathrooms ensure convenience for residents and guests alike.

This extended bungalow boasts a generous layout, allowing for a variety of living arrangements and the opportunity to enhance the property further to suit your personal taste. The presence of a garage adds to the practicality of the home, providing additional storage or parking options.

With parking available, this property is perfect for families or those who enjoy hosting visitors. The location in Portslade offers a friendly community atmosphere, with easy access to local amenities, the South Downs, Mile Oak Farm & Farm Shop and the beautiful Brighton coastline just a short distance away.

This bungalow is not just a home; it is a canvas for your imagination, ready for you to make it your own. Whether you are looking to settle down or invest in a property with great potential, this charming bungalow on Sefton Road is an opportunity not to be missed.



Located in a quiet residential area with local shops in Mile Oak Road or Tesco's, M&S and Next a 10 minute drive away at Holmbush Centre. Road networks into and out of the city are easily accessible as are buses located on Mile Oak Road or Graham Avenue. Mile Oak Primary School is about a 15 minute walk away.



Entrance
Entrance Hallway
Sitting Room
14'8 x 12'
Dining Room
11'9 x 11'5
Kitchen
11'11 x 10'5
Bedroom
15'11 x 10'8
En-suite Shower Room/WC
8'11 x 2'11
Bedroom
12'5 x 10'10
Family Shower Room/WC
7'3 x 6'
OUTSIDE
Rear Garden
Garage
15'7 x 10'3
Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on-street parking
Broadband: Standard 5 Mbps, Superfast 80 Mbps and 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.

t: 01273 565566
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Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Sefton Road



Ground Floor
Approximate Floor Area
1033.44 sq ft
(96.01 sq m)

Approximate Gross Internal Area (Including Garage) = 96.01 sq m / 1033.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.