

Hyman  
Estate & Letting



Hill  
Agent



16 Westway Gardens, Portslade, Brighton, BN41 2RU



# 16 Westway Gardens, Portslade, Brighton, BN41 2RU

Offers in Excess of £359,950

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***A lovely detached bungalow in a favoured cul-de-sac with good sized rear garden***”

Positioned at the foot of the South Downs in the popular Mile Oak area in a peaceful cul-de-sac, this well-presented home is conveniently located with easy access to the A27 and the local amenities of Valley Road, Graham Avenue, and Mile Oak Road.

Offering well-proportioned accommodation, this bright and airy home has been well maintained by the present owner and offers a neutral décor throughout with benefits to include; bay fronted 15'9 lounge/diner, fitted kitchen, contemporary bathroom suite, double glazing and gas central heating. The master bedroom enjoys views to the rear of the garden and the good sized second bedroom, which also features a bay window, would also work well as a home office or separate dining room

Externally, the property boasts a great size rear garden that enjoys an open aspect giving the opportunity for varied scope to extend, subject to necessary to consents.

The gravel front garden affords off road parking for several vehicles and there is a shared drive leading to a garage.

Westway Gardens is a quiet cul-de-sac in the north of Portslade on the edge of the South Downs. Within minutes you can be on a footpath heading to the Downs for a country walk. Portslade Old Village where there are two local pubs and other amenities is only a mile away.

There are several popular local schools close by including PACA, Mile 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 or the Holmbush Shopping Centre located in Shoreham.

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- Detached bungalow
  - Positioned in a favoured cul-de-sac location
    - Two good sized bedrooms
    - Well presented throughout
  - Modern fitted kitchen & bathroom
  - Double glazing & gas central heating
  - Great sized rear garden with open aspect
    - Off road parking & garage















**Ground Floor**



Total area: approx. 776.1 sq. feet

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**Useful Information**

**Council Tax:** C £1,980.36 per annum (2023/2024)

**Tenure:** Freehold

Brighton & Hove City Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

Southwick – 01273 597730  
info@hymanhill.co.uk

Shoreham – 01273 454511  
shoreham@hymanhill.co.uk

Lettings – 01273 597730  
lettings@hymanhill.co.uk

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