

Hyman  
Estate & Letting



Hill  
Agent



48 St. Aubyns Road, Fishersgate, Portslade, West Sussex, BN41 1PE

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£410,000 - Freehold

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***A delightful home with south facing garden and private drive to garage***



Hyman Hill are delighted to offer for sale this end of terrace three bedroom family home that has been well maintained by the present vendor who has been in residence for the past 41 years.

This bright, well proportioned home has features to include; a spacious 'L' shaped lounge/diner, fitted kitchen, three first floor bedrooms, modern fitted bathroom, double glazing and gas central heating. Externally there is a lovely rear garden that boasts a favoured sunny southerly aspect having a variety of mature flowers and shrubs. Unlike the other properties in the road, this property also benefits from a spacious 15'4 x 12'5 garage that is approached via a private driveway. Subject to necessary consents, there is scope to either extend above the garage or to build a double storey side extension.

The property is positioned on level ground in a convenient location, just off the A259 coast road.

Portslade mainline railway station is only 0.7 miles away which has direct links to both London and Brighton City Centres. Alternatively, Fishersgate station can be found within 200 yards.

A good array of corporate and independent shops can be found in either Boundary Road, Portslade or Southwick Square, Southwick, to the East and West respectively.

Access to Southwick locks are a short walk away providing a direct route onto the beach.

We highly recommend undertaking an internal viewing to fully appreciate this property.

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- End of terrace family home
  - Three first floor bedrooms
    - Spacious 16'2 lounge
      - Dining area
  - Fitted kitchen & bathroom
  - Double glazing & gas central heating
  - Southerly aspect rear garden
    - 15'4 x 12'5 garage

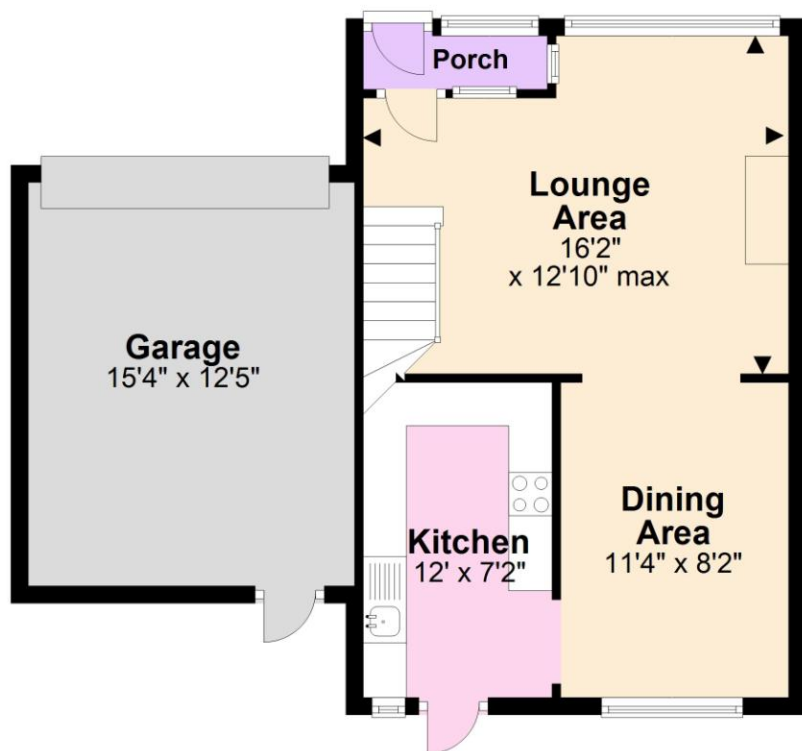






## Ground Floor

Approx. 600.1 sq. feet

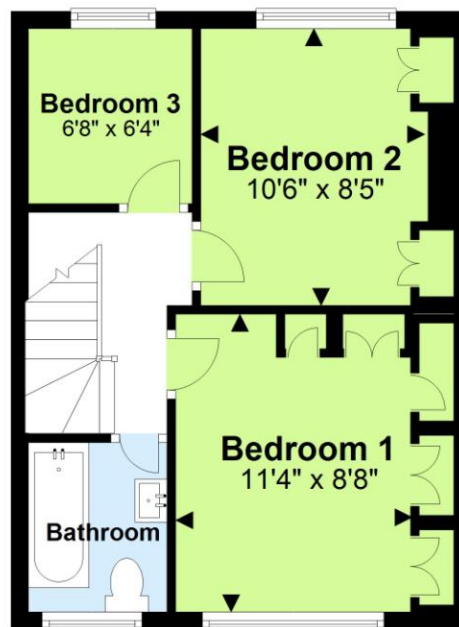


Total area: approx. 957.4 sq. feet

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

## First Floor

Approx. 357.3 sq. feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** £2,078.28 per annum (2024/2025)

**Tenure:** Freehold

**Local Authority:** Adur District Council



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

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