

Hyman  
Estate & Letting



Hill  
Agent



26 Beechers Road, Portslade, East Sussex, BN41 2RG

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‘Offers in Excess of’ £425,000

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Hyman Hill are delighted to offer for sale this very well presented extended chalet style bungalow enjoying a sought after position within Mile Oak.

Offering bright, deceptive and versatile accommodation, this home is ideal for those that are downsizing but would still like to welcome overnight guests, families looking to upsize and those that may reside with an elderly relative.

In brief, the accommodation features to the ground floor, a delightful dual aspect 21'4 lounge/diner leading to a pitched roof double glazed conservatory, modern fitted kitchen, ground floor modern fitted bathroom and bay fronted double bedroom/second reception room. Two double bedrooms, a contemporary shower room and a spacious landing (that the current vendors used as a study area) are located to the first floor together with access to eaves storage. Externally, there is a stunning, well maintained rear garden boasting a favoured sunny westerly aspect that further benefits from a large storage shed and rear access. Off road parking for two vehicles is provided to the front via a blocked paved driveway.

Conveniently located within reach of the green open spaces of the South Downs, Beechers Road benefits from easy access to the A27 making it ideally positioned for commuters.

Mile Oak Road, Graham Avenue and Valley Road offer a variety of local shops. Boundary/Station Road provides a wide selection of high street and independent stores, bars and cafes. At the nearby Holmbush Centre, Tesco, Next and Marks & Spencer have larger superstore facilities.

Portslade mainline station with its convenient commuter links is under a mile away, while closer to home Fishersgate and Southwick train stations offer additional local services.

Regular bus services run into the centres of Portslade, Brighton and Hove.

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- Extended chalet bungalow
  - Deceptively spacious & versatile accommodation
  - Three double bedrooms
  - 21'4 lounge/diner
  - Double glazed conservatory
  - Ground floor bathroom & first floor shower room
  - Well presented throughout
  - West facing rear garden & off road parking



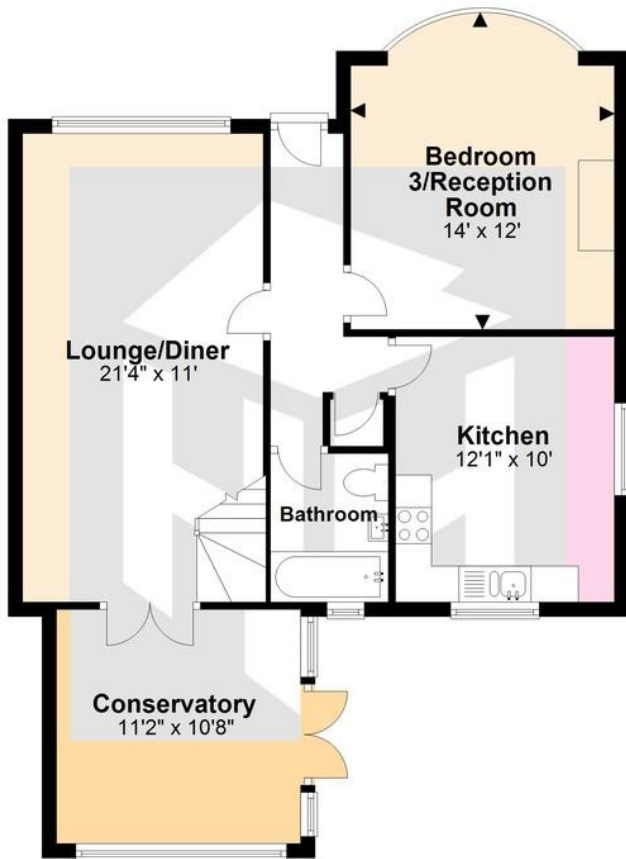




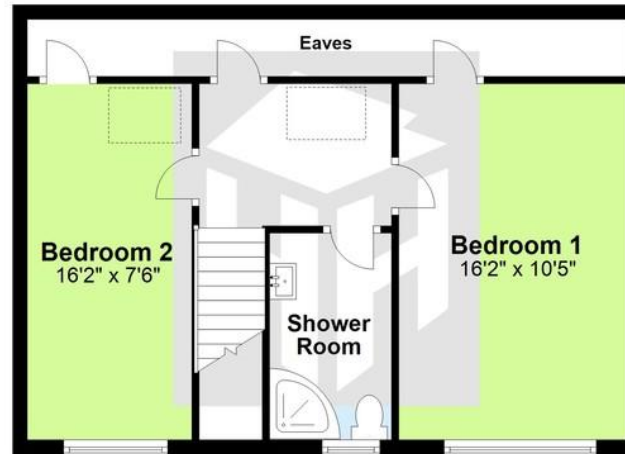




## Ground Floor



## First Floor



Total area: approx. 1262.6 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 c	
55-68	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:** Brighton & Hove City Council



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

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