

Hyman  
Estate & Letting



Hill  
Agent



71 Overdown Rise, Portslade, East Sussex, BN41 2YF

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Guide Price £375,000

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Hyman Hill are delighted to offer for sale this semi detached chalet style house situated within a popular area of Portslade having stunning open views to the rear across allotments towards The Downs.

With three good sized first floor bedrooms, this well presented family home has benefits to include; separate bay fronted lounge, fitted kitchen leading to a double glazed conservatory affording dining space, bathroom with separate WC, double glazing and gas central heating. Externally, there is a low maintenance rear garden with raised patio providing lovely views and off road parking to front.

With no on-ward chain, we highly recommend undertaking an internal inspection for this property to be fully appreciated.

Overdown Rise is located off Chalky Road in North Portslade and enjoys no parking restrictions. Mile Oak Farm is 1.3 miles away.

Local shops can be found on Valley Road, Portslade Old Village and Mill Lane. Sainsburys Superstore can be found within 1.4 miles with a more comprehensive range of shops, cafes and pubs located in Boundary Road/Station Road, along with Portslade Mainline Railway Station providing direct links to London.

A local bus service passes close by providing access to surrounding areas and the A27 is easily accessible, by car, via the Hangleton Link Road.

There are plenty of local schools such as Mile Oak Primary School, King's School Hove, Portslade Aldridge Community Academy (PACA) & Hill Park Secondary School along with Easthill Park play area within close proximity.

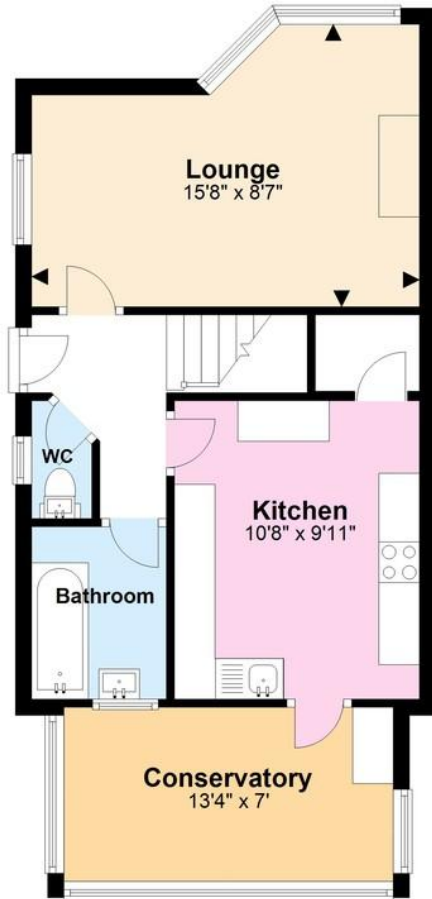
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- Semi detached chalet style house
    - Three good sized bedrooms
  - Stunning open Downland/Allotment views to rear
    - Conservatory extension to rear
  - Separate bay fronted lounge
    - Off road parking to front
  - Well presented throughout
    - No on-going chain



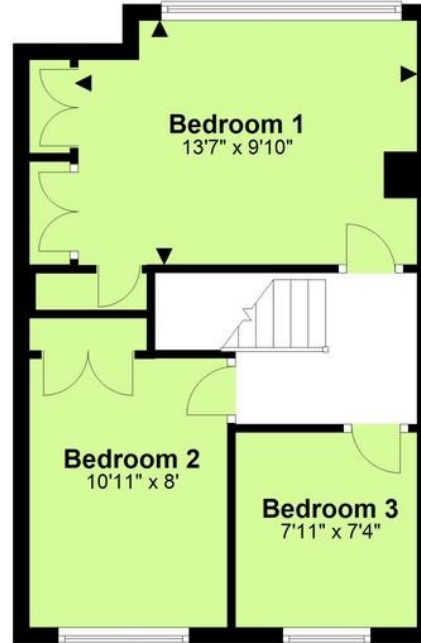




### Ground Floor



### First Floor



Total area: approx. 891.3 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             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Useful Information

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

**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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