



**Hillside**  
Brighton

Guide Price £550,000 - £600,000



Conveniently located in one of Portslade's most popular areas with easy access to the A27/A23. A TWO BEDROOM DETACHED BUNGALOW, with a PRIVATE GARDEN and GARAGE. Sold with NO ONWARD CHAIN.

This detached bungalow offers well-proportioned rooms with an easy-flowing layout. The spacious living room overlooks the rear garden, while the Shaker-style kitchen benefits from large windows and a separate utility room. A versatile dining room can also serve as a third bedroom. The main bedroom features built-in wardrobes and is complemented by a second bedroom and a shower room with a white suite. Ample storage is available throughout the property.

Outside, a lovely south-facing rear garden presents the perfect setting for relaxing or entertaining. The garage is currently used as a studio and offers a flexible space and additional storage, while the brick-paved driveway provides convenient off-road parking. This property offers great scope for improvement and/or enlargement (subject to necessary consents and permissions).

Within easy reach of the South Downs, Easthill Park and Victoria Park, there's plenty of additional outdoor space right on its doorstep. Boundary Road offers a wide selection of shops, bars and cafes, while a large Sainsbury's superstore is within easy reach.





Hillside offers easy access to the A270/A27 and A23 for travel into Brighton & Hove and beyond. Portslade mainline train station is less than a mile away, offering convenient commuter routes to London, Gatwick, and the South Coast.

Local schools include Mile Oak Primary School, St Nicolas' C of E Primary, Peter Gladwin Primary, Portslade Infants' School and Benfield Primary School.

This property is not located in a controlled parking zone and is in Council Tax band E, which is charged at £3,001.52 for 2025/26.

EPC rating - TBC

Council Tax - E

Broadband & Mobile Phone Coverage -  
Prospective buyers should check the Ofcom Checker website

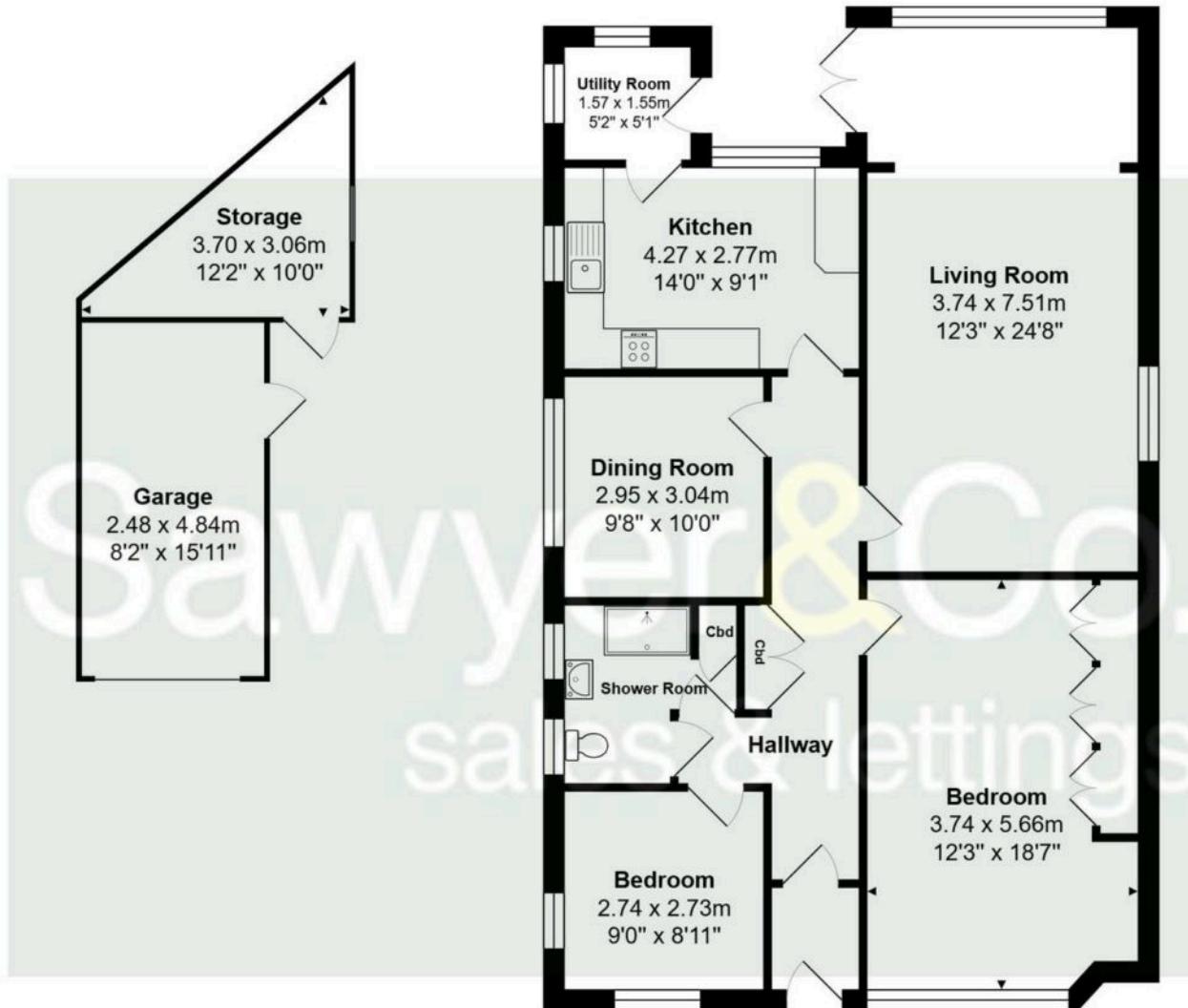
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

Parking - Not in a controlled zone

This information has been provided by the seller.  
Please obtain verification via your legal representative.







Total Area: 99.8 m<sup>2</sup> ... 1074 ft<sup>2</sup> (excluding garage, storage)

All measurements are approximate and for display purposes only.



## Sawyer & Co- Hove

52 Church Road, Hove - BN3 2FN

01273 778844 • [clientservices@sawyerandco.co.uk](mailto:clientservices@sawyerandco.co.uk) • [www.sawyerandco.co.uk/](http://www.sawyerandco.co.uk/)

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.