

Sharpthorne Crescent  
Portslade

Offers in Region of £900,000





Conveniently located in one of Portslade's most popular residential areas with easy access to the A27/A23. A FOUR BEDROOM DETACHED CHALET BUNGALOW, with an EXPANSIVE PRIVATE GARDEN, GENEROUS GARDEN ROOM and DRIVEWAY. Sold with NO ONWARD CHAIN.

Set back from the road, this deceptively spacious home has been cleverly extended and thoughtfully renovated to provide highly versatile accommodation, ideal for modern family living.

The welcoming entrance hall forms the hub of the ground floor, giving access to all principal rooms. The generous living room features a striking stained glass window, an attractive fireplace and a square bay window overlooking the rear garden, creating a bright and inviting space. Flowing from here, the sunny dining room is perfect for both everyday meals and entertaining. A ground-floor bedroom, a separate study and a convenient cloakroom complete this level. Also on this floor, the converted garage offers excellent potential for additional living accommodation.

Upstairs, there are two well-proportioned double bedrooms with ample storage, along with a further bedroom that benefits from a balcony enjoying views over the garden and beyond.

On the lower ground floor, a sizeable cellar room and workshop provide further flexible space, offering potential for a variety of uses.

The rear garden is a true highlight of the property, extending to approximately 140ft/43m and providing a peaceful outdoor haven. It features a lawn with mature borders, a wonderful kitchen garden and a greenhouse.





A well-proportioned U-shaped garden room currently incorporates an office area and large living space, but offers excellent versatility for a range of uses. At the far end of the garden, an additional garden room and seating area back onto woodland, creating a secluded spot to relax or entertain.

This extraordinary and unique property offers exceptional flexibility and space, making it an ideal home for the family.

### The Local Area

Sharphorne Crescent is located within easy reach of the South Downs, Easthill Park and Victoria Park, offering plenty of 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. The A270/A27 and A23 for travel into Brighton & Hove and beyond are easily accessible, while Portslade mainline train station is less than a mile away, providing 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.

### Further Information

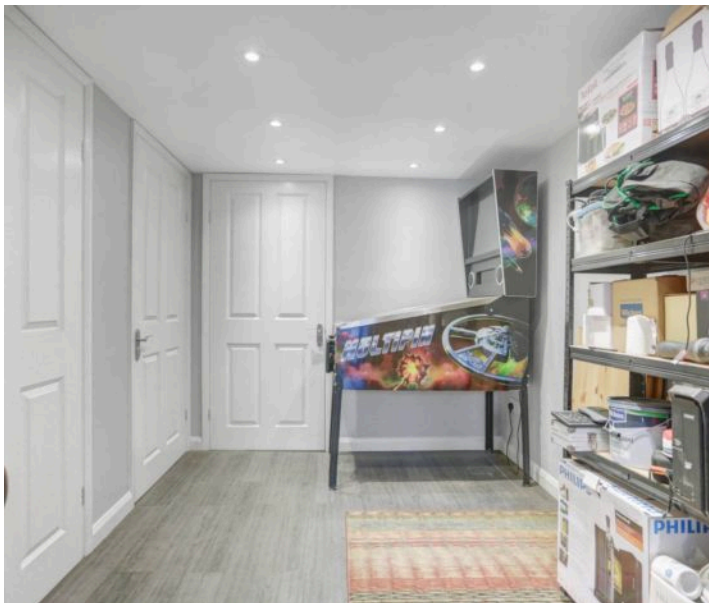
This property is not located in a controlled parking zone and is in Council Tax band E, which is charged at £3,001.52 for 2025/26.

EPC rating – TBC

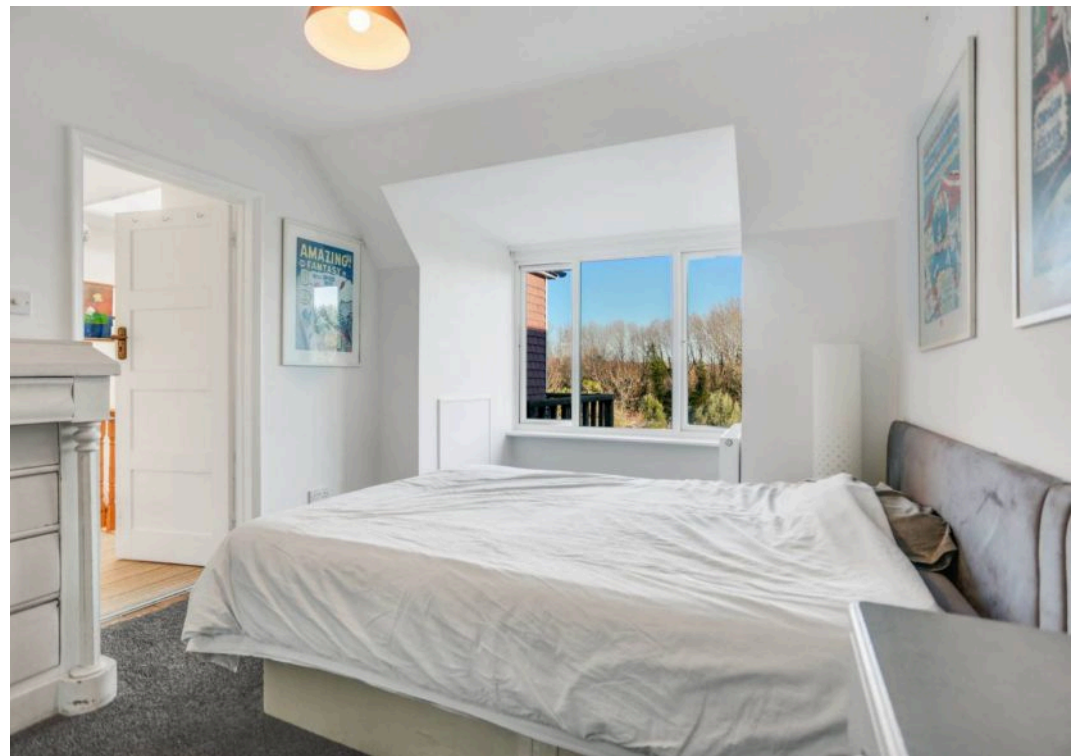
Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website

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

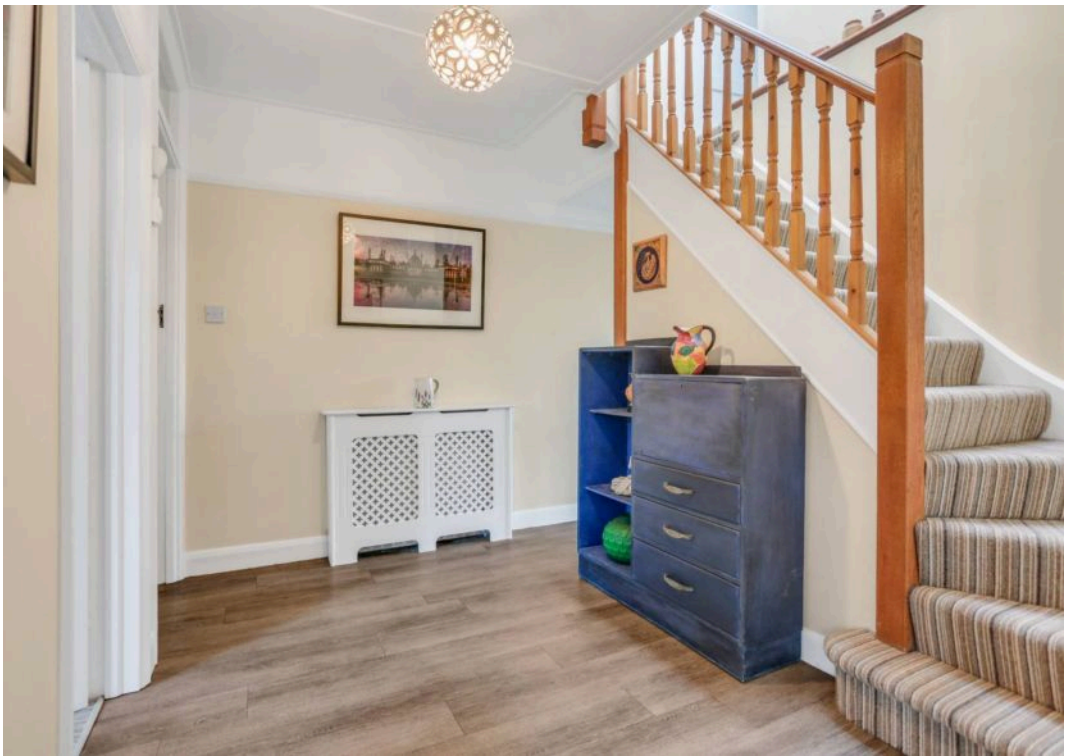
This information has been provided by the seller. Please obtain verification via your legal representative.























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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.