



## 21 St. Michaels Road Brighton BN41 1LR

Asking Price Of £425,000  
Freehold

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- FAMILY BATHROOM
- CLOAKROOM
- MODERN KITCHEN
- LIVING/DINING ROOM
- UTILITY ROOM
- GOOD SIZE GARDEN

This well presented three-bedroom semi-detached home offers stylish and comfortable family living. Presented in good decorative order, the property features a modern, double aspect kitchen that opens onto the garden, a separate living room, utility room, and cloakroom on the ground floor.

Upstairs, there are three generously sized bedrooms and a contemporary white bathroom suite. Outside, the property benefits from a good-sized rear garden, ideal for outdoor entertaining or family activities.

Conveniently located within easy reach of Portslade town centre and the mainline station with links to London, this home combines practicality with a desirable location.

**ENTRANCE HALL** Stairs to first floor.

**CLOAKROOM** Tiled walls and floor, low level w.c., UPVC double glazed window.

**UTILITY ROOM** Comprising stainless steel sink with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, three matching eye level wall cupboards, heated ladder style towel rail, tiled walls and floor.

**KITCHEN** Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, induction four ring gas hob with stainless steel splashback and extractor, electric oven, space for fridge/freezer, integrated dishwasher, radiator, understairs storage, double aspect with two UPVC double glazed windows and door to garden.

**LIVING/DINING ROOM** Double aspect with two UPVC double glazed windows, gas fire with mantle over, two radiators.

## FIRST FLOOR

**LANDING** UPVC double glazed window, hatch with pull down ladder to part boarded loft.

**BEDROOM 1** Fitted wardrobe and drawers, UPVC double glazed window, radiator.

**BEDROOM 2** Fitted cupboard, UPVC double glazed window, radiator.

**BEDROOM 3** UPVC double glazed window, radiator.

**BATHROOM** Comprising panelled bath with shower over, wash hand basin with drawers under, low level w.c., heated ladder style towel rail, part tiled walls, tiled floor.

## OUTSIDE

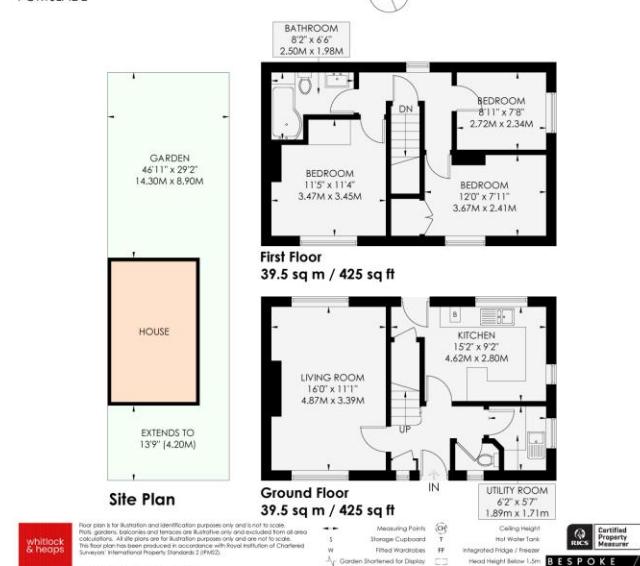
### FRONT GARDEN

### REAR GARDEN

Laid to lawn with patio area, shed, gate offering side access.

**Council Tax Band B as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.**

ST MICHAELS ROAD  
PORTSLADE



Whitlock & Heaps  
Floor plan is for illustration and identification purposes only and is not to scale.  
Plot, gardens, boundaries and terraces are illustrative only and included from all area  
plans. The floor plan has been produced in accordance with Royal Institution of Chartered  
Surveyors International Property Measurement (IPMS).

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G		

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