



## Victoria Road, Portslade

East Sussex

Guide Price £280,000 – £300,000



## Victoria Court, Portslade

Well-positioned moments from Portslade Train Station and the amenities of Boundary/Station Road, a well-presented TWO BEDROOM GROUND FLOOR APARTMENT in a PURPOSE-BUILT BLOCK with GARAGE.

Situated in the popular area of Portslade, this well-presented and good-sized ground-floor apartment offers comfortable living in a convenient setting. Arranged in a classic and practical layout, all rooms are accessed from a central hallway, creating a natural sense of flow throughout. The bright and inviting living room features an attractive focal fireplace, while the separate kitchen provides ample worktop and storage space, along with room for a small dining table.

There are two double bedrooms, including a principal bedroom with a built-in, open wardrobe space, together with a modern bathroom with an overhead shower. Set within communal lawned gardens, the property further benefits from a private garage and an external storage cupboard, ideal for bicycles and additional belongings.

### The Local Area

Conveniently located close to the wide selection of shops, bars, cafes, and amenities of Boundary Road and Station Road, together with the green open spaces of Vale Park, Victoria Road is perfectly placed for commuters, couples, and families alike.





Portslade train station is only a short walk, offering convenient mainline commuter routes to London Victoria, Brighton, and the South Coast, while regular bus services run into the bustling café culture of Hove's Church Road and the centre of Brighton. Hove Lagoon, with its wide array of watersports, a new skate park, a children's play area, and Big Beach Café, is just over a mile away, as is the seafront and beach. A short walk from Benfield Primary School, other local schools include St Peter's Community Infant and Nursery School, St Mary's Catholic Primary School, and Hove Park School.

#### **Further Information**

Victoria Road is not in a controlled parking zone, and the council tax band is B, which is currently charged at £1,910.06 in 2025/26.

EPC rating - C / Council Tax - B / Parking - not in a controlled parking zone

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.

#### **TENURE & OUTGOINGS**

Tenure: Leasehold

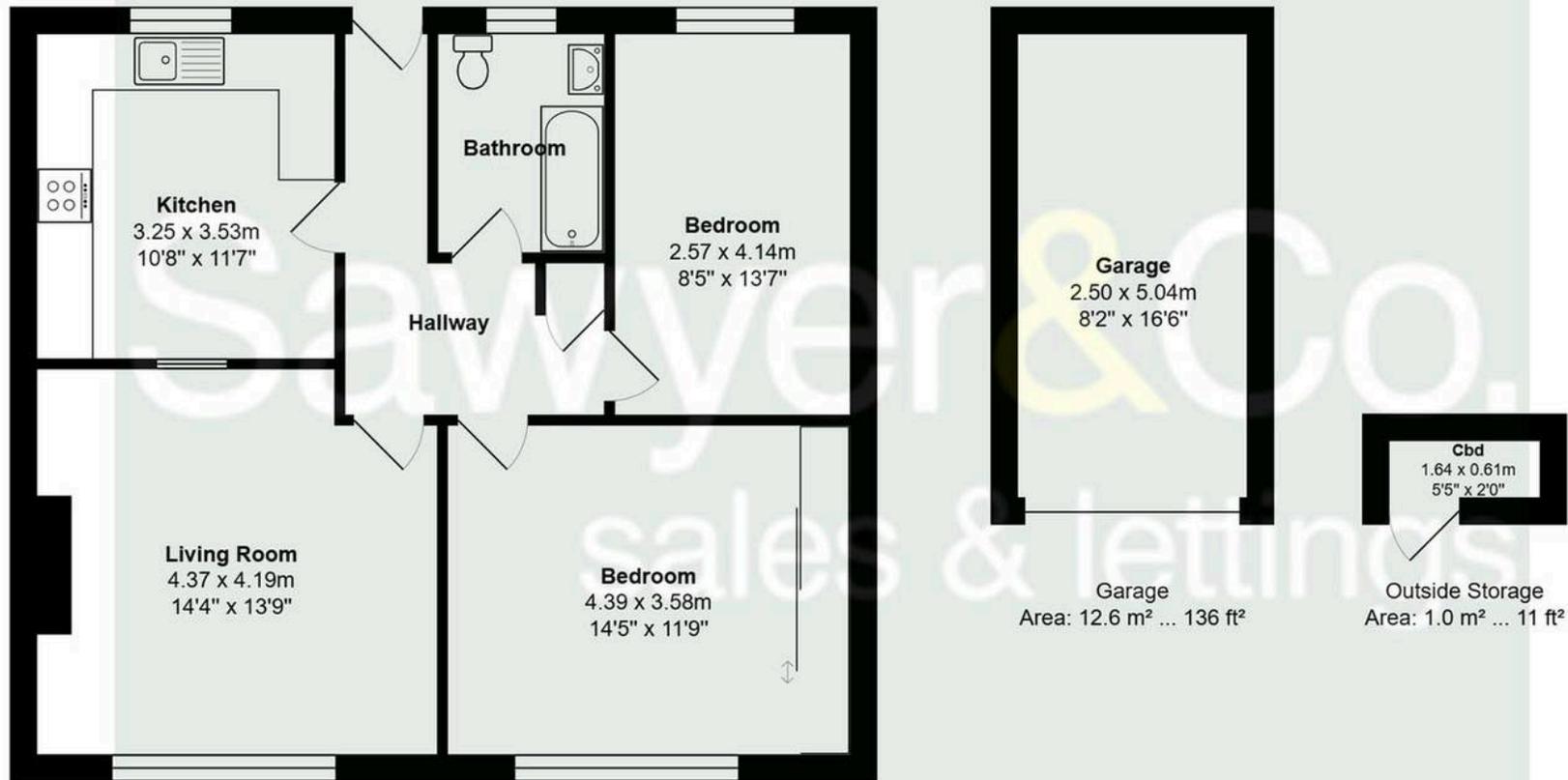
Unexpired term on lease - 934years

Service Charge - £1,081.20pa

Reserve Fund - £404.74pa

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





Ground Floor Flat  
Area: 69.6 m<sup>2</sup> ... 749 ft<sup>2</sup>

**Total Area: 83.2 m<sup>2</sup> ... 896 ft<sup>2</sup>**

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.