



## **Dean Gardens, Portslade Brighton BN41 2FW**

*This semi detached property offers generous proportions, a practical family layout and a solid base to work from - but it's very much a home that needs someone prepared to roll up their sleeves.*

**welcome to**

## **Dean Gardens, Portslade Brighton**

This semi detached property offers generous proportions, a practical family layout and a solid base to work from - but it's very much a home that needs someone prepared to roll up their sleeves. This could become a fantastic long term family home, as the fundamentals are already in place. At the front, you'll find a bright and well sized lounge, and to the rear the house opens into a spacious kitchen/dining area. The arrangement already provides the kind of open plan feel many buyers are looking for, and with updating, it has the potential to become a standout space for day to day living and entertaining.



## **Entrance Hall**

## **Lounge**

14'2 x 13'7 (4.32m x 4.14m)

## **Kitchen**

14'7 x 6'8 (4.45m x 2.03m)

## **Dining Area**

13'4 x 8'8 (4.07m x 2.64m)

## **Landing**

## **Bedroom 1**

12'0 x 11'2 (3.66m x 3.41m)

## **Bedroom 2**

12'3 x 7'6 (3.74m x 2.29m)

## **Bathroom**

## **Separate Toilet**

## **Driveway**

## **Front & Rear Garden**

Upstairs, the bedrooms are all well proportioned, offering proper usable rooms rather than compromised spaces. There's also a family bathroom and separate WC. The layout is sensible and gives plenty of scope for modernisation or even reconfiguration if someone wanted to take it further. The house needs a thorough clean, cosmetic attention and general improvement throughout - but that's exactly where the potential lies. For a buyer willing to put in the work, there's clear scope to add value, and even the possibility of extending or developing further, subject to the usual permissions. Whether you're thinking of upgrading, refreshing or carrying out a more significant transformation, the structure and footprint are a solid base to start from. Externally, there's the benefit of a driveway at the front, and both front and rear gardens offering outdoor space.

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## Dean Gardens, Portslade Brighton

- Two bedroom house
- Spacious open plan kitchen/dining area
- Convenient off road parking right outside the property
- Excellent location with easy access to local shops, frequent bus routes, and quick links to the A27
- Separate WC
- Ideal for buyers looking to modernise, with scope to add value or extend (subject to planning consent)
- No onward chain

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRH110393 - 0002

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