



## 76 Victoria Road, Portslade, Brighton, BN41 1XB

Greenways Property are pleased to offer this spacious three-bedroom mid-terrace home situated opposite Victoria Park. The property offers excellent potential to modernise and create a lovely family home, featuring separate living and dining rooms, a kitchen with utility area, and a bright rear sun room opening onto a south-facing garden. Upstairs are three bedrooms, a family bathroom, and a useful loft room. Ideally located close to Portslade Station and Boundary Road's range of shops and cafes.

Guide price £420,000

# 76 Victoria Road, Portslade, Brighton, BN41 1XB



- Three bedrooms plus additional loft room
- South facing rear garden
- Separate living and dining rooms
- Popular location opposite Victoria Park
- Kitchen with utility area and sun room
- In need of modernisation throughout

## Porch

**5'10 x 2'7 (1.78m x 0.79m )**

Enclosed entrance porch with UPVC double glazed windows and door, leading through to the main hallway.

## Entrance Hall

**15'10 x 5'11 (4.83m x 1.80m)**

Hallway with doors to all ground floor rooms, wood front door with glazed side window, and an under-stairs storage cupboard.

## Living Room

**13'8 x 10'8 (4.17m x 3.25m)**

Bright and spacious room with a large double glazed bay window overlooking Victoria Road and the park opposite. Feature fireplace and radiator.

## Dining Room

**11'9 x 9'8 (3.58m x 2.95m)**

Period-style fireplace, radiator, and access through to the sun room via glazed doors and windows.

## Sun Room

**9'8 x 5'7 (2.95m x 1.70m)**

Light-filled space with window and door opening onto the rear garden

## Kitchen

**8'4 x 6'11 (2.54m x 2.11m)**

Fitted with a range of wall and base units, work surfaces and sink unit, with window to the side and door leading through to the utility area.

## Utility Area

**7'6 x 5'7 (2.29m x 1.70m)**

Practical space for laundry and storage, with door providing access to the rear garden.

## Landing

Spacious landing area giving access to all first-floor rooms.

## Bedroom One

**13'11 x 10'9 (4.24m x 3.28m)**

Generous double bedroom with large bay window to the front enjoying views over Victoria Road and the park. Feature fireplace and radiator.

## Bedroom Two

**11'9 x 9'8 (3.58m x 2.95m)**

Good-sized double bedroom with southerly aspect window overlooking the rear garden. Radiator.

## Bedroom Three/Study

**8'5 x 6'1 (2.57m x 1.85m)**

Single bedroom or ideal study with window overlooking the front and staircase leading to the upper floor.

## Bathroom

**6'9 x 6'4 (2.06m x 1.93m)**

Comprising a corner bath, wash basin, WC, and window to the rear.

## Loft Area

**17 x 10'2 (5.18m x 3.10m)**

Converted loft room with two south-facing Velux windows and eaves storage cupboards.

## Rear Garden

**68' x 17' (20.73m x 5.18m )**

A delightful south-facing rear garden with both decked and paved seating areas, fenced borders, and plenty of space for planting or entertaining.

## Front Drive

**20'8 x 16'5 max (6.30m x 5.00m max)**

Block-paved driveway providing off-road parking for two vehicles and access to the main entrance.

## Other Information

Tenure: Freehold

Parking: Driveway and On Street

Local Authority: Brighton and Hove

Council Tax Band: C



## Directions

76 Victoria Road is ideally located just a 5–6 minute walk from Portslade Railway Station, offering excellent transport links to Brighton, Hove and London. The property sits directly opposite Victoria Park and is within easy reach of Boundary Road's shops, cafés and amenities. Local Schools:

- St Nicolas CofE Primary School – 0.4 miles
- Brackenbury Primary School – 0.5 miles
- Portslade Aldridge Community Academy (PACA) – 0.8 miles

All schools are well regarded and conveniently located for families in the area.

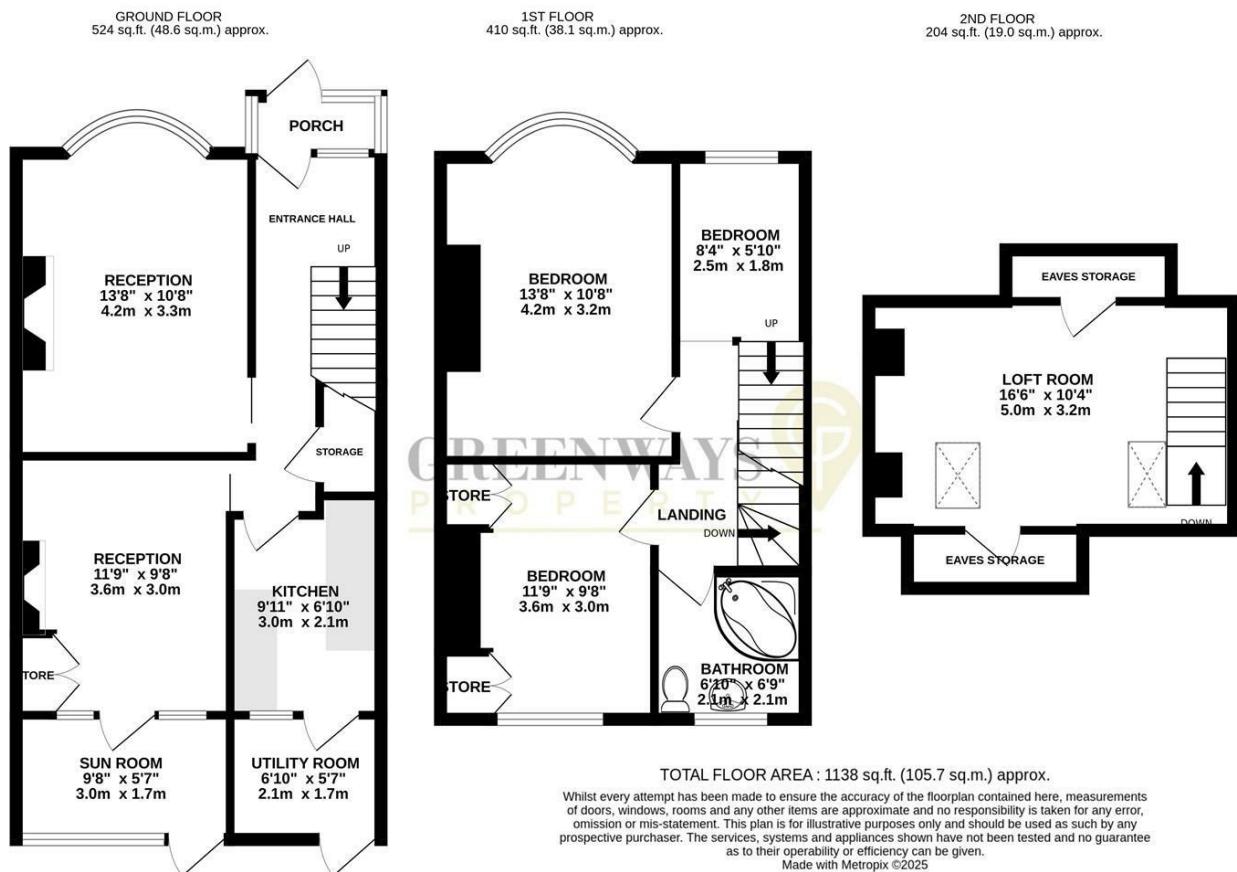
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## Floor Plan



### PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	