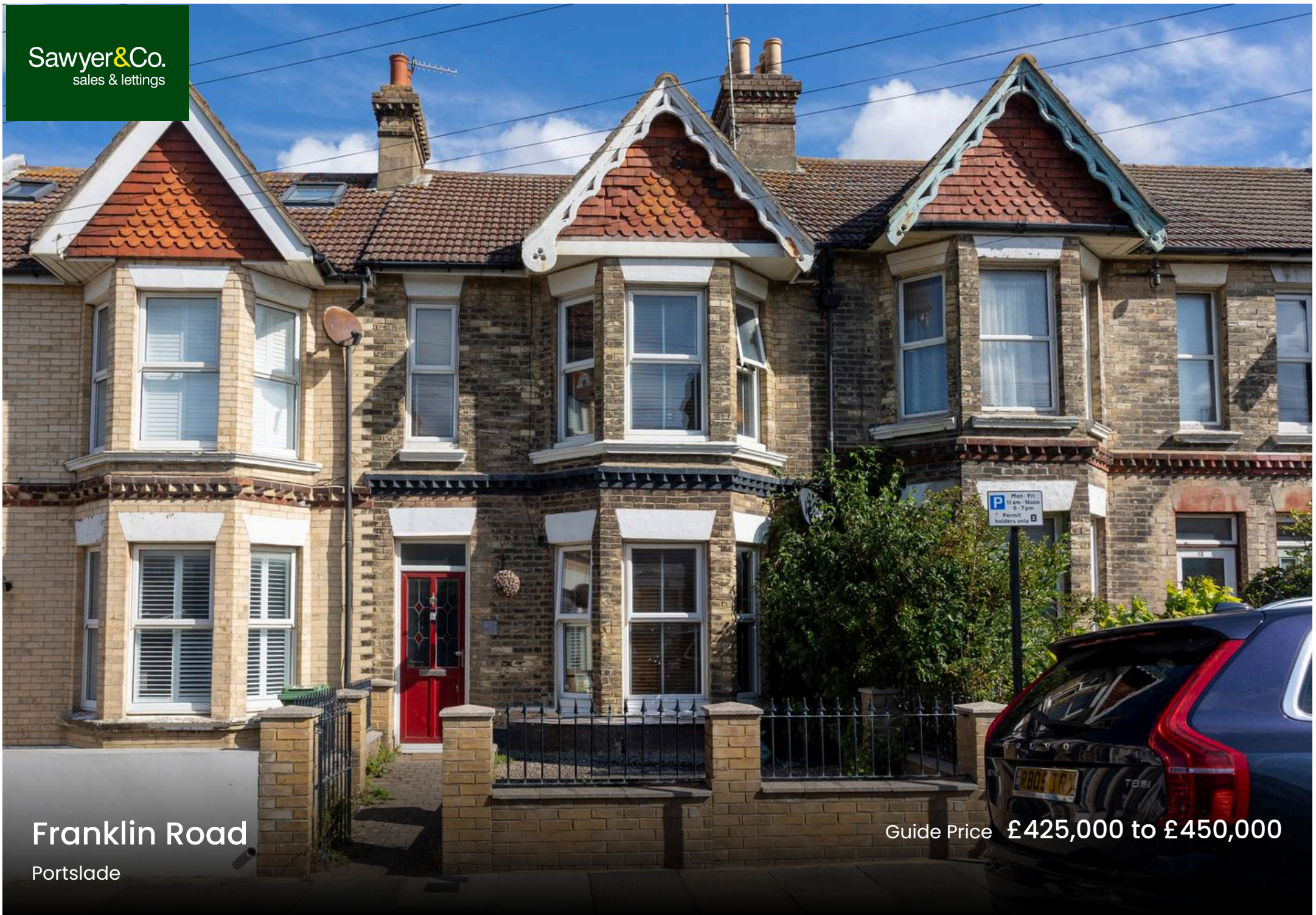


Sawyer&Co.
sales & lettings

Franklin Road
Portslade

Guide Price £425,000 to £450,000





Conveniently located near Portslade Station, this charming THREE BEDROOM VICTORIAN TERRACED HOUSE features a PRIVATE REAR GARDEN, and provides an excellent opportunity for RENOVATION and improvement, to put your own stamp on this period family home. Sold with NO ONWARD CHAIN.

Set back from the road behind a front garden, this attractive period home has a wealth of original character, with large bay windows, picture rails, decorative cornicing and feature fireplaces. Arranged over two floors, the house offers generous and versatile accommodation, with three separate reception rooms on the ground floor providing plenty of flexibility for sitting, dining, entertaining or working from home. A conservatory to the rear adds further living space and opens directly onto the garden. With excellent proportions and plenty of character already in place, there is also real scope for future owners to put their own stamp on the property.

Upstairs, there are three bedrooms, including a generous principal bedroom spanning the width of the property at the front and benefitting from a large bay window. The second bedroom is another comfortable double, while a well-proportioned third bedroom and the family bathroom complete the first floor.

Outside, the good-sized rear garden is arranged as a terraced patio, with ample room for outdoor seating and dining alongside established planting. Rear access is an additional benefit.

Please note that some photographs used in this brochure were taken prior to the commencement of the current tenancy and are therefore for illustrative purposes only.





The Local Area

Perfectly positioned to the west of Boundary Road and adjacent to New Church Road, Franklin Road is also approximately a five-minute walk from Portslade station, providing excellent mainline connections to Brighton, London and the South Coast. Boundary Road provides a great selection of shops, bars, and cafés, while regular bus services connect you to the vibrant café culture of Hove's Church Road and onward to central Brighton.

Within easy reach, Hove Lagoon caters to all ages with a range of water sports, while the nearby beach and promenade offer leisure facilities such as padel courts, beach volleyball, and a skate park. Vale Park features well-kept gardens, a popular children's playground, and a variety of community events throughout the year. Local schools include St Mary's Catholic Primary School, St Nicolas' C of E Primary School and Brackenbury Primary.

Further Information

This property is located in permit zone X, and the council tax band is C, which is currently charged at £2,292.84 for 2026/27.

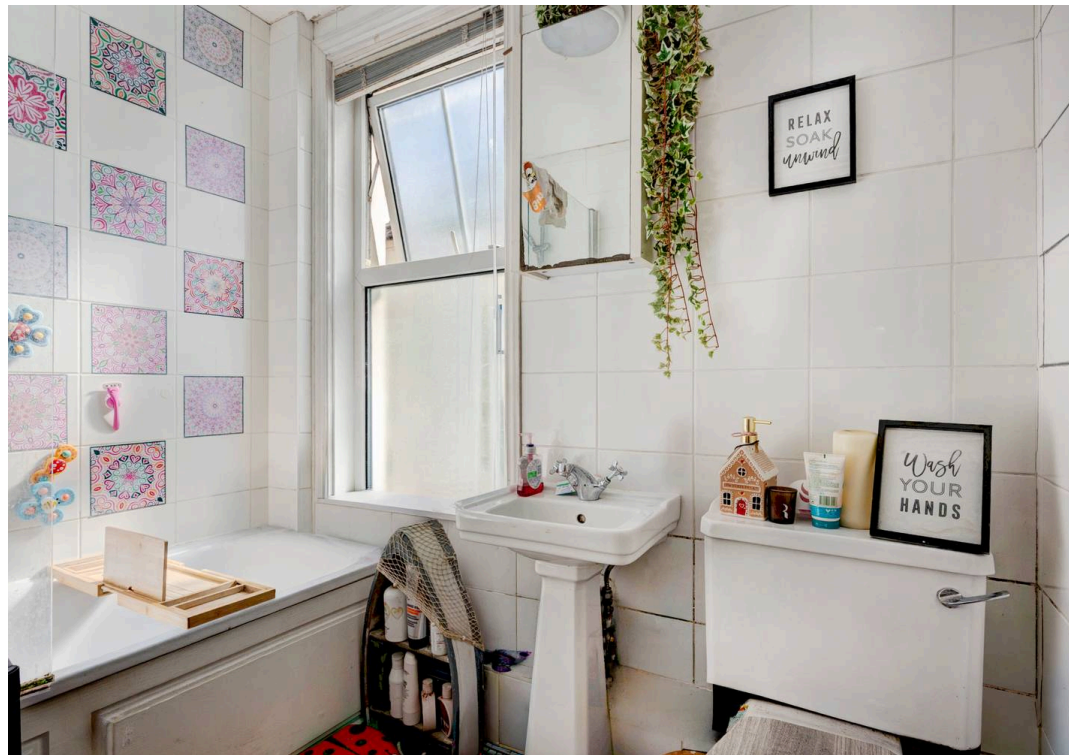
EPC rating - D

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

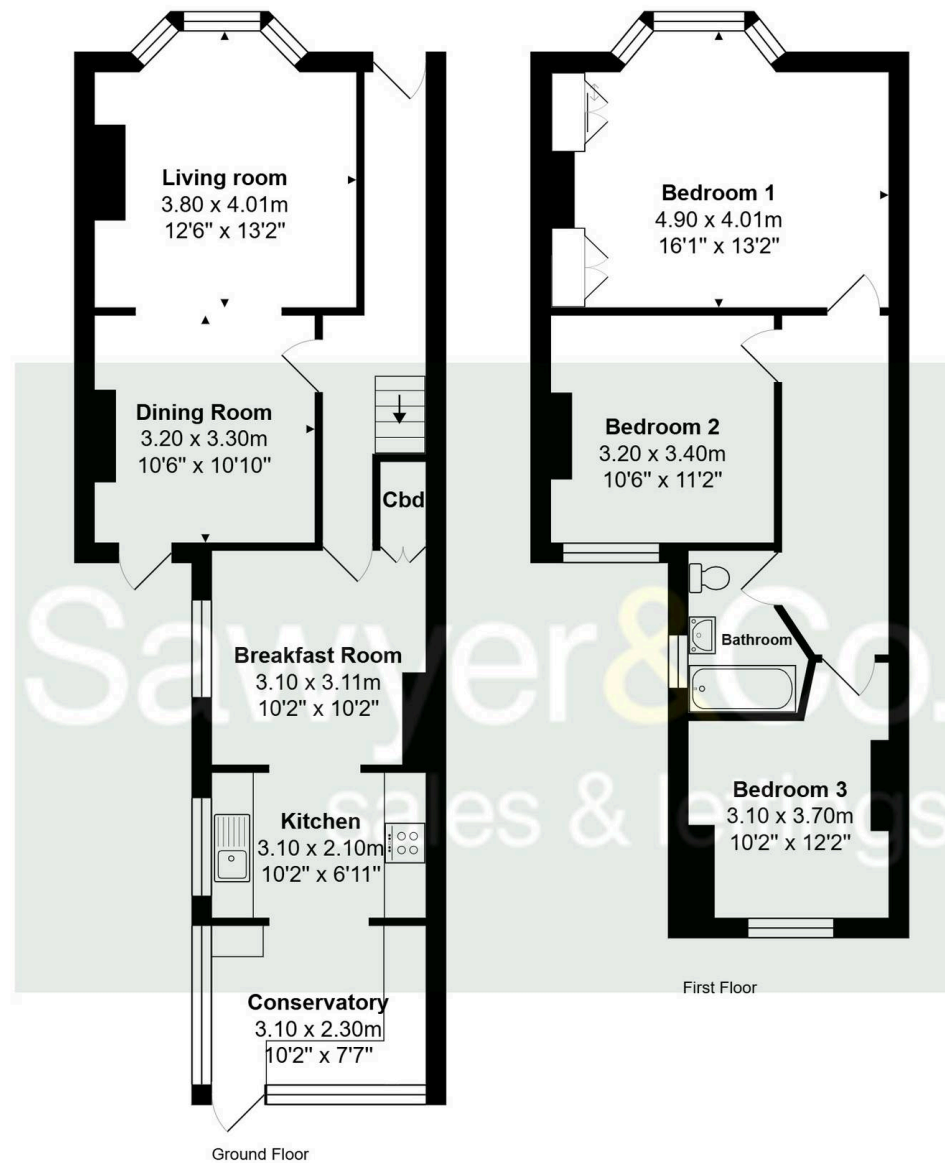
Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.

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









Total Area: 104.9 m² ... 1129 ft²

All measurements are approximate and for display purposes only.



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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.