

HAMLYN SMITH

OIEO £675,000

BURLINGTON GARDENS, PORTSLADE

4 BEDROOMS
2 RECEPTIONS
2 BATHROOMS
ANNEXE WITH EN-SUITE

This beautifully presented four bedroom semi-detached family home offers generous and versatile accommodation and has been extensively refurbished and modernised by the current owner. The house has been thoughtfully transformed to create a stylish, practical and exceptionally well-finished home that is ready to move straight into.

- Separate annexe with en-suite shower room
- Off street parking for multiple cars and garage
- Extensively refurbished and modernised
- Four bedroom family home
- Generous rear garden
- Semi-detached
- Well presented thoughout
- No onward chain



















Burlington Gardens

Approximate Gross Internal Area = 131.0 sq m / 1412 sq ft
Outbuildings = 36.8 sq m / 396 sq ft
Total = 167.8 sq m / 1808 sq ft

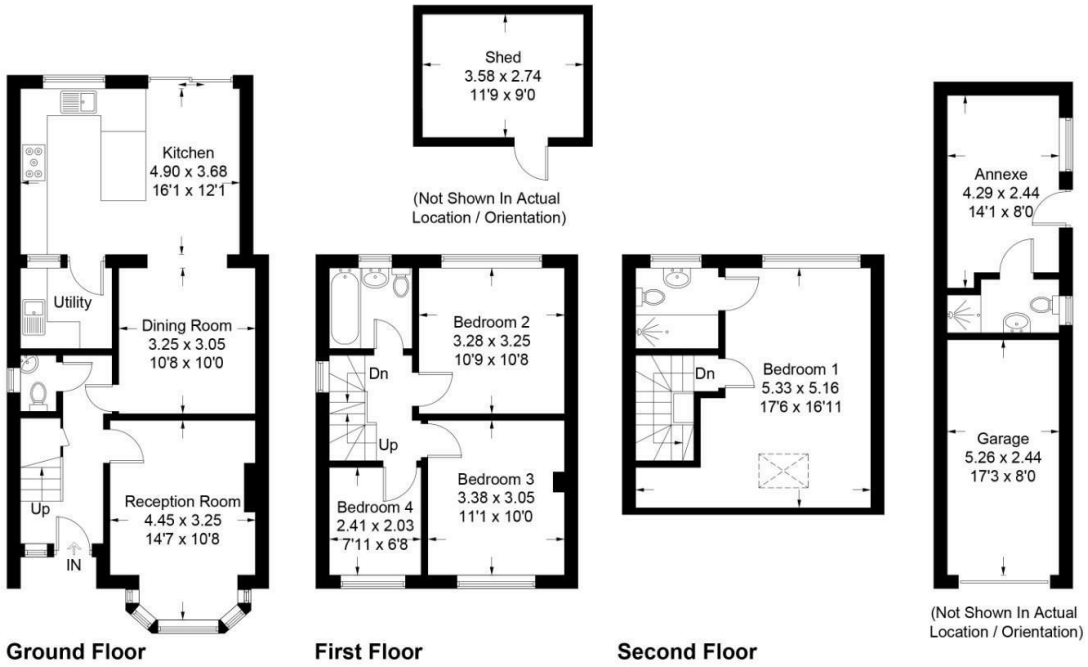


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1327969)

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The ground floor is centred around an impressive modern open-plan kitchen, dining and living space, creating a fantastic hub for everyday family life and entertaining. The kitchen benefits from underfloor heating, while the generous proportions and connection with the rear garden give the space a bright and sociable feel. A separate living room to the front features an attractive bay window and provides a comfortable retreat away from the main living area.

Outside, the property benefits from a good-sized rear garden, with a patio area ideal for outdoor dining and entertaining, complemented by established planting and mature shrubs providing colour and privacy.

On the first floor are two generous double bedrooms, alongside a further single bedroom which would work equally well as a nursery or dedicated home office. A well-presented family bathroom completes this level.

The upper floor has been cleverly converted to create an impressive principal bedroom suite, providing a spacious and private retreat with its own en-suite shower room.

A particularly exciting feature of the home is the self-contained annexe, cleverly created within the space behind the garage. Fully insulated and measuring approximately 112 sq ft, the annexe benefits from underfloor heating and its own shower room, making it an incredibly versatile addition. It could provide independent accommodation for a family member or guest, an additional bedroom, a home office or creative studio, and may also offer potential for short-term letting.

Further practicality comes from the garage and driveway, which provide parking for multiple vehicles. The property is also situated within a permit-free parking area, an increasingly valuable benefit in Brighton & Hove.

The location offers an excellent balance between a quieter residential setting and convenient access to everyday amenities and transport connections. Portslade railway station and the shops, cafés and amenities of Boundary Road are approximately a 10-minute walk away, while excellent road links provide straightforward access to the A27 and A270, making the property particularly well placed for commuters and those travelling throughout Sussex and beyond.

Exceptionally well presented throughout, the combination of extensive modernisation, generous family accommodation and flexible additional space makes this an impressive turnkey home.