



76 Locks Hill, Portslade, East Sussex, BN41 2LD

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Offers in Excess of £400,000

Positioned in the heart of the highly sought-after Portslade Old Village, this attractive end-of-terrace family home offers an appealing combination of period character, contemporary open-plan living and an impressive west-facing rear garden extending to approximately 100'.

The property has been considerably improved by the present vendors, with a programme of works designed to enhance both the home and provide peace of mind for its next owners. Improvements include but are not limited to; a newly tiled roof, complete re-wire and double glazing while the former wall between the lounge and dining room has been removed to create a superb open-plan living space ideally suited to modern family life.

Stepping inside, the entrance hallway leads through to the real heart of the home – an impressive 27'8 x 17' open-plan lounge, dining and kitchen area. Generously proportioned and filled with natural light, this wonderfully sociable space has been thoughtfully arranged to accommodate relaxing, dining and entertaining whilst retaining the character and charm of the original property.

The lounge area enjoys plenty of natural light courtesy of an attractive square bay incorporating double-glazed sash-style windows, whilst a corner-positioned fireplace provides an appealing focal point and enhances the character of the room. Flowing seamlessly through to the dining area, a cast-iron fire surround adds a further period-inspired feature, creating an attractive contrast to the home's contemporary open-plan layout. Double-glazed French doors enjoy a desirable westerly aspect and open directly onto the rear garden.

Completing this impressive open-plan arrangement is a modern fitted

kitchen with a useful breakfast bar, integrated eye-level oven, hob and dishwasher, providing a practical space for everyday cooking and entertaining.

To the first floor are three bedrooms comprising two comfortable doubles and a good-sized single, making the accommodation equally suited to families, those working from home or anyone requiring a guest room. Both double bedrooms retain attractive fireplace surrounds, believed to be original to the property, adding a further touch of period character and charm. A contemporary fitted family bathroom completes the internal accommodation.

One of the property's standout features is undoubtedly the substantial rear garden, extending to approximately 100' and enjoying a favoured sunny westerly aspect. Currently offering something of a blank canvas, its excellent proportions provide tremendous scope to create a variety of distinct areas for outdoor dining, entertaining, children's play, gardening or simply relaxing in the afternoon and evening sunshine. A useful side gate provides convenient access to the front of the property.

The location further enhances the appeal of this delightful home. Set within the historic surroundings of Portslade Old Village, the property is conveniently placed for local amenities, schools and Easthill Park, whilst excellent road connections are readily accessible via the A27 and Old Shoreham Road, making this an excellent choice for commuters.

Regular local bus services provide convenient access to Portslade town centre and Portslade mainline railway station, from where direct rail services operate to London. The Holmbush Centre and Sainsbury's West Hove are also within easy reach, providing a wide selection of shopping and everyday conveniences.

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- Attractive older style family home
 - Three first floor bedrooms
 - Well presented & much improved
 - 17' contemporary kitchen/diner
 - Bay fronted lounge
 - Re-fitted bathroom
 - Approx. 100' west facing rear garden
 - Portslade Old Village location



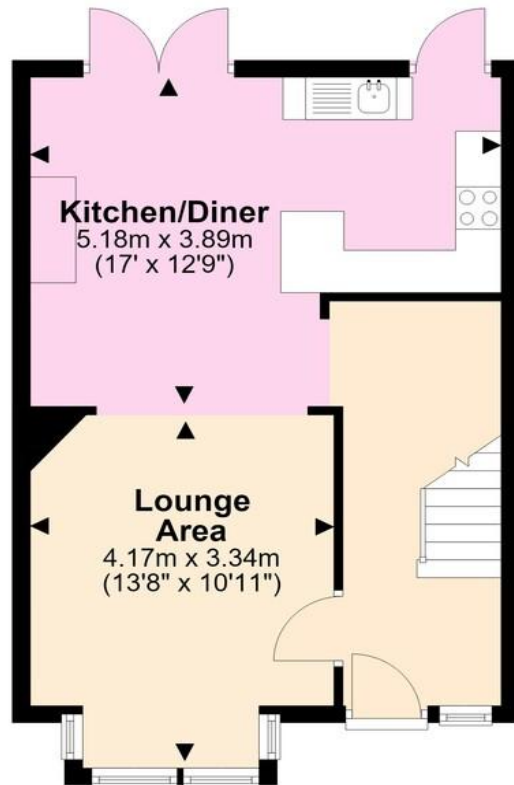








Ground Floor



First Floor



Total area: approx. 78.4 sq. metres (843.6 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: C - £2,292.84 per annum (2026/2027)

Tenure: Freehold

Local Authority: Brighton & Hove Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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