



*St Nicholas Road*

Portslade

mishons



A spacious and extended five-bedroom semi-detached family home, occupying a sought-after residential position in Portslade and offering approximately 1,335 sq ft of versatile accommodation.

Benefitting from a large private driveway, a sunny south-facing garden and a rear extension that enhances the living space, this property is ideally suited to modern family life.

The ground floor offers generous and flexible accommodation, comprising a spacious living room to the front and an impressive rear extension creating a bright dining area that flows naturally into the kitchen. This sociable layout is perfect for both everyday family living and entertaining, with direct access to the rear garden. The ground floor further benefits from two bedrooms, a family bathroom, a separate WC and excellent storage throughout.

To the first floor are three further bedrooms, including a generous primary bedroom with en-suite shower room and fitted wardrobes. Both of the remaining bedrooms are all well-proportioned and benefit from built-in storage, making them ideal for family living.

Externally, the property continues to impress. The substantial driveway provides off-road parking for multiple vehicles, while the south-facing rear garden enjoys a sunny aspect throughout the day and offers an ideal space for outdoor dining, entertaining and family activities. A detached outbuilding, currently arranged as a gym and storage space, together with a separate shed, provides valuable ancillary accommodation with a range of potential uses.

Located in the heart of Portslade, the property is ideally positioned within walking distance of the comprehensive shopping facilities, cafés and amenities along Boundary Road. A large Sainsbury's supermarket is nearby, whilst a number of well-regarded primary and secondary schools are within easy reach. Excellent transport links are available from Boundary Road, with regular bus services and Portslade mainline railway station providing direct services to Brighton, Gatwick Airport and London, making the property an excellent choice for commuters and families alike.

This spacious and well-located home offers a rare combination of generous accommodation, outdoor space and convenience in one of Portslade's most popular residential areas.

➤ *Asking Price* £525,000

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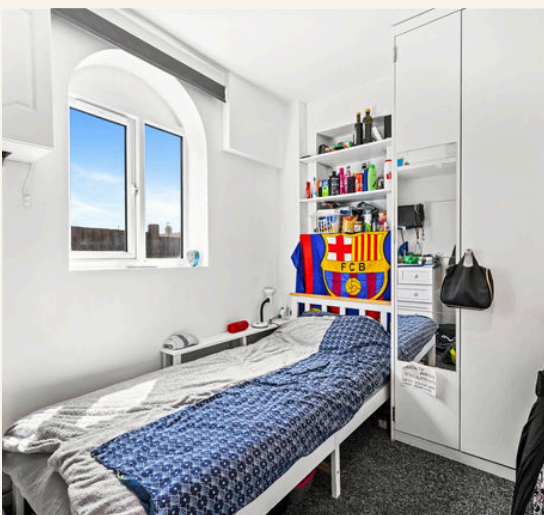
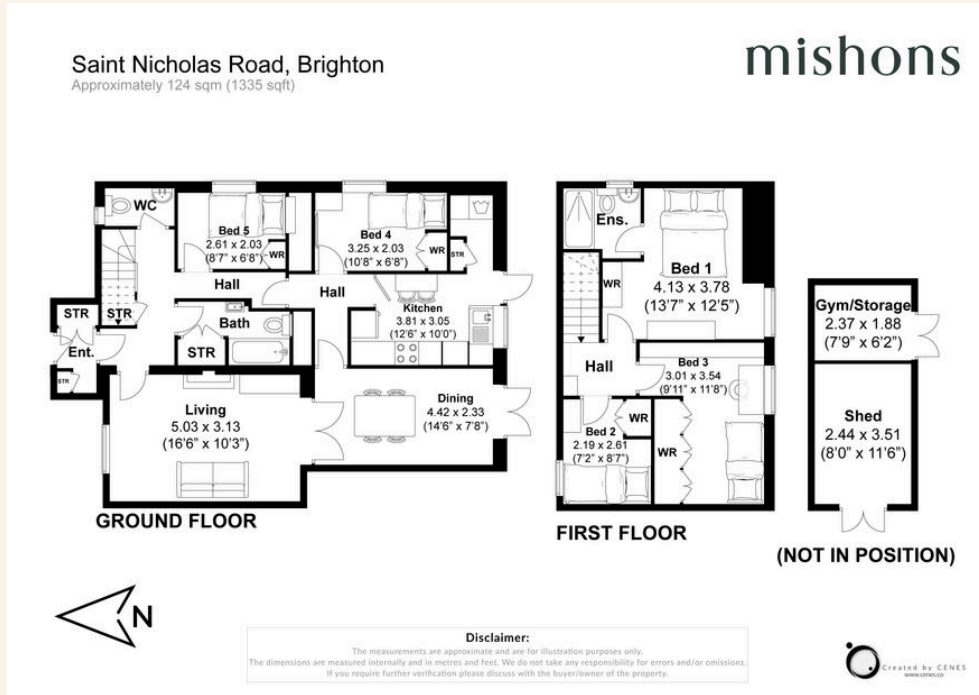
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TOTAL FLOOR AREA:  
1335 sq. ft. (124 sq. m.) approx





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