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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Overdown Rise, Portslade, BN41 2YF
Offers Over £375,000

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A well-presented three-bedroom semi-detached house, situated in this highly sought-after residential location. The property benefits from generous front and rear gardens, off-road parking and a garage. Early and internal inspection is highly recommended.





Further Information

This wonderful house is approached via a front garden and shared driveway leading to the garage. The accommodation comprises a dual-aspect living room, W.C., bathroom, and a good-sized kitchen/dining room with double doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms.

To the rear, a beautifully landscaped garden enjoys far-reaching views, while the property is offered in excellent decorative order throughout. We cannot stress that early and internal viewing is highly recommended to truly appreciate this fantastic house.

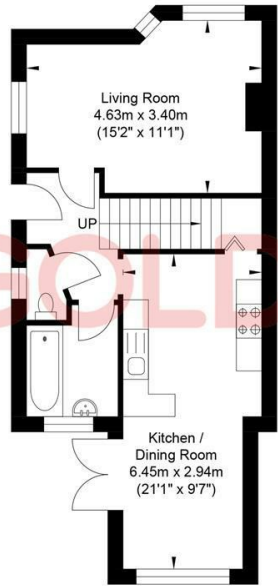
Overdown Rise is set in a quiet residential spot on the northern edge of Brighton, offering a nice balance of space and convenience. You've got easy access to the A27 for getting in and out of the city, while regular bus routes nearby make trips into central Brighton straightforward. There are plenty of green spaces within easy reach, including walks across the South Downs, and a good mix of local shops, schools and everyday amenities close by, making it a practical choice for day-to-day living without feeling too busy.



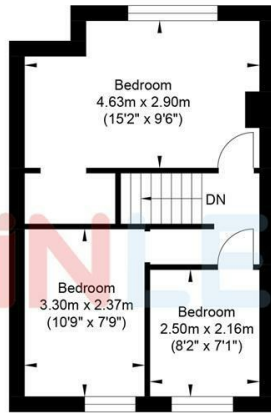
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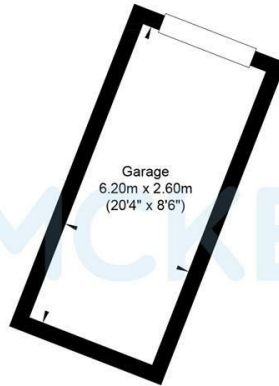
Overdown Rise



Ground Floor
Approximate Floor Area
452.51 sq ft
(42.04 sq m)



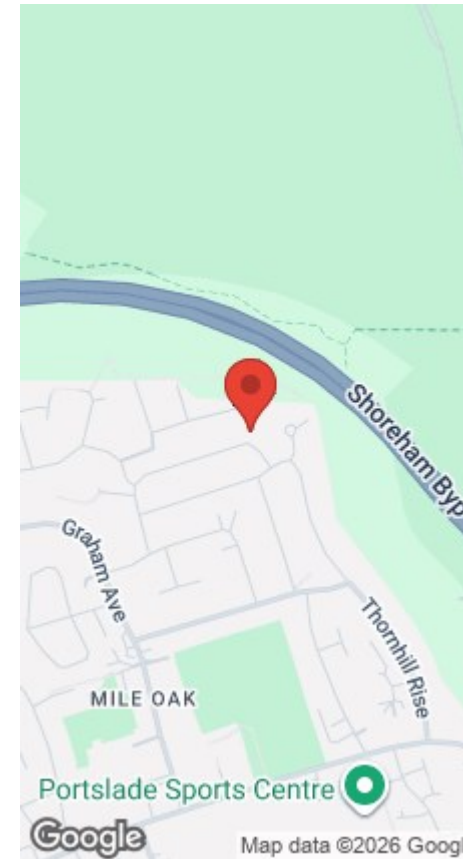
First Floor
Approximate Floor Area
359.62 sq ft
(33.41 sq m)



Outbuilding
Approximate Floor Area
173.51 sq ft
(16.12 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 75.45 sq m / 812.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.