



Overdown Rise, Portslade, BN41 2YF  
**£400,000**



**GOLDIN  
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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Overdown Rise, Portslade, BN41 2YF

**£400,000**

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.

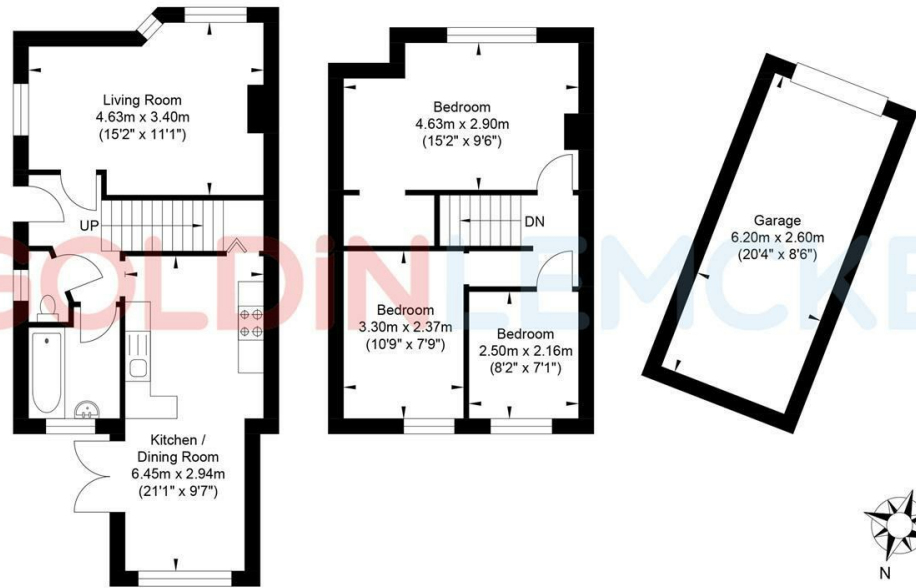
Overdown Rise is set in a quiet residential spot on the northern edge of Brighton, offering a nice balance of space and convenience. You've got easy access to the A27 for getting in and out of the city, while regular bus routes nearby make trips into central Brighton straightforward. There are plenty 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

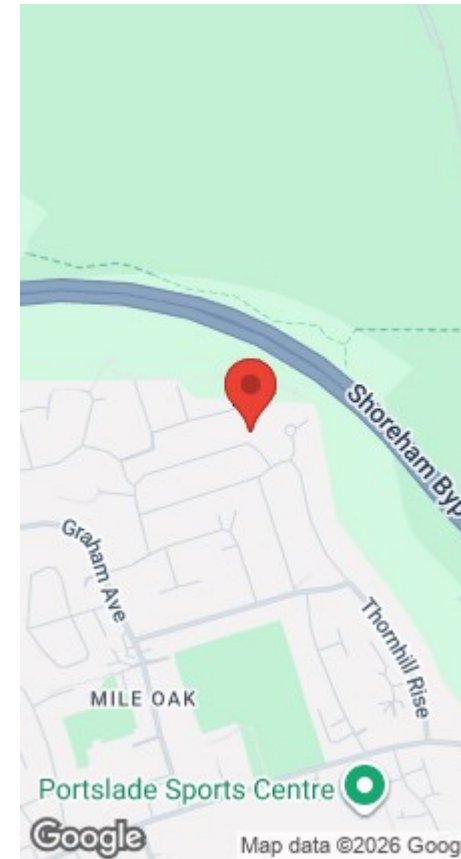


Ground Floor  
Approximate Floor Area  
452.51 sq ft  
(42.04 sq m)

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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