16 Lincoln Road, Portslade, Brighton, East Sussex, BN41 1LL

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‘Offers in Excess’ £400,000 - Freehold

Offered for sale for the first time in 38 years, this much-loved and carefully maintained family home presents a rare opportunity in the sought-after area of South Portslade. Offered with vacant possession, the property occupies a convenient level position within easy reach of local amenities, schools, green spaces and excellent transport links.

Ideal as a first purchase or for those looking to upsize, the property offers bright and well-proportioned accommodation which has recently been redecorated throughout, providing a fresh and welcoming interior while still offering plenty of scope for new owners to introduce their own style and personality.

The ground floor features an impressive 26'8" dual-aspect lounge through dining room, with an attractive bay window to the front and patio doors to the rear allowing natural light to flow through the space. The patio doors open directly onto the southerly aspect rear garden, while an archway from the dining area leads through to the fitted kitchen, creating a practical and sociable arrangement for both everyday living and entertaining.

On the first floor are three bedrooms and a family bathroom, with further benefits including double glazing and gas central heating throughout.

Outside, the southerly aspect rear garden offers an excellent blank canvas for its new owners to landscape and create an outdoor space to suit their own tastes, whether for relaxing, entertaining or family life.

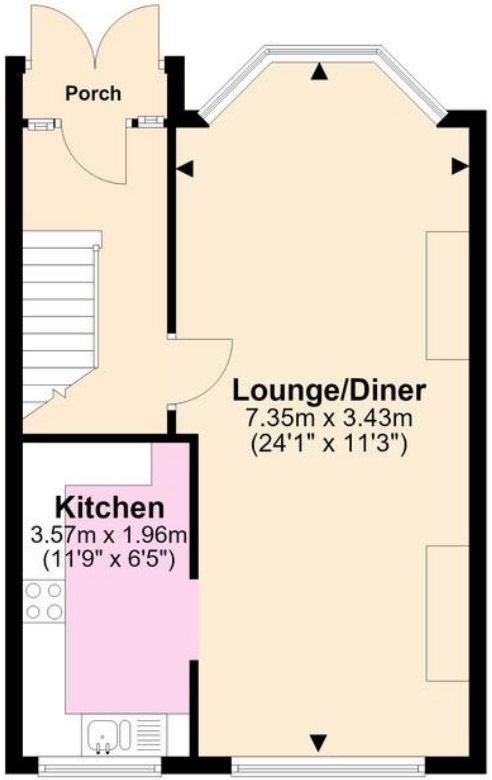
A useful brick-built storage shed sits at the rear of the garden, along with gated rear access.

Cherished by the same owners for almost four decades, the property has clearly been a much-loved home and is now ready for its next chapter.
South Portslade is a popular and well-connected residential area, conveniently positioned for the coast as well as the many amenities of Portslade, Hove and Brighton.

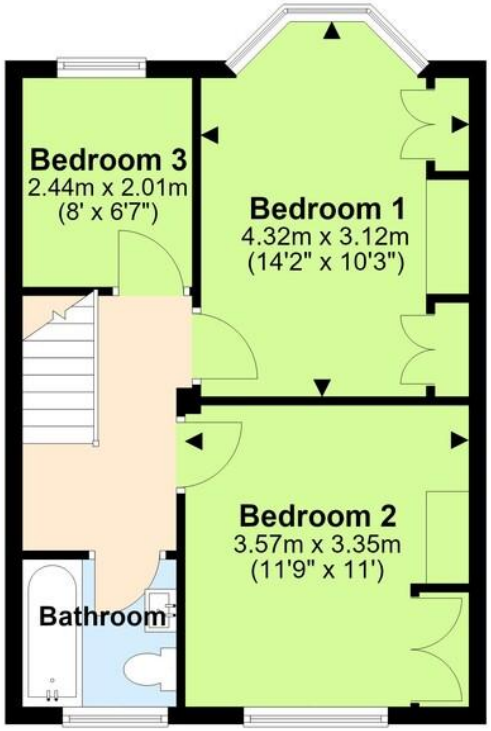
Nearby Boundary Road and Station Road offer a wide variety of independent and high-street shops, cafés, bars and everyday amenities. Regular bus services provide convenient connections towards Church Road in Hove, renowned for its bustling mix of cafés, restaurants and shops, with services continuing onwards into central Brighton. For commuters, Fishersgate railway station is within easy reach, providing convenient rail connections towards Brighton city centre, Worthing and beyond. Portslade mainline railway station is approx. 0.5 miles distant with direct commuter services to London and surrounding areas. A modern health centre is also within easy reach, while local schools include St Mary's Catholic Primary School, St Nicholas CE Primary School, Brackenbury Primary School, Shoreham Academy and The Gateway Centre, part of Shoreham Academy.

- Attractive Mid terrace bay fronted older style home
- Three first floor bedrooms
- 26'8 bay fronted lounge through diner
- Southerly aspect rear garden
- Double glazing & gas central heating
- No on-going chain
- Sought after south Portslade location
- Well maintained throughout

Ground Floor



First Floor



Total area: approx. 78.6 sq. metres (846.2 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 liabilitity is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.

Useful Information

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

Tenure: Freehold

Local Authority: Brighton & Hove City Council

Hyman Hill Estate & Letting Agent

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

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