



Eastbrook Road, Portslade, BN41 1LN
Offers Over £400,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Eastbrook Road, Portslade, BN41 1LN

Offers Over £400,000

An extensively refurbished and beautifully presented two-bedroom mid-terraced home, offering a well-designed layout and stylish, contemporary living throughout. This immaculate property also benefits from a generously sized south-facing garden and a versatile loft room, ideal as a home office, playroom, or occasional bedroom.





Further Information

Upon entering, the bright and welcoming accommodation begins with a cosy living room to the front—perfect for relaxing and unwinding. To the rear, a spacious open-plan kitchen/dining room showcases a stunning newly installed kitchen with integrated appliances. This impressive space is ideal for both everyday living and entertaining, with French doors opening seamlessly onto the delightful garden.

Upstairs, the first floor offers two well-proportioned double bedrooms alongside a sleek, modern bathroom suite. From the landing, access leads to the light-filled loft room, a flexible space suited to a variety of uses.

Outside, the attractive south-facing garden has been thoughtfully landscaped, featuring a generous decked seating area that flows onto a lawn bordered by stylish flower beds. It provides the perfect setting for outdoor dining, entertaining, and family activities.

Situated in the increasingly sought-after South Portslade area, Eastbrook Road enjoys close proximity to a range of local amenities. Boundary Road is just a short walk away, offering an array of coffee shops, supermarkets, pubs, and independent retailers. Excellent transport links are also nearby, with regular bus services and Portslade Station approximately a 10-minute walk away.

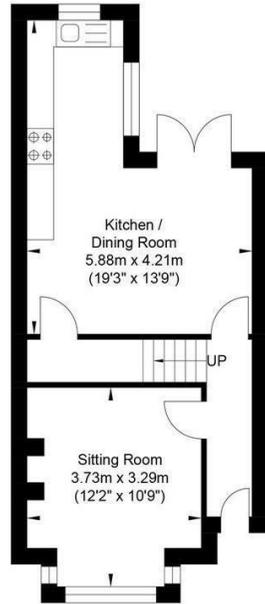
This superb home is truly move-in ready, offering an exceptional standard of living from the moment you step inside.



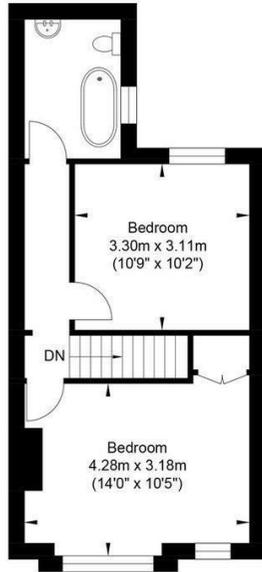
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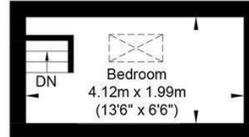
Eastbrook Road



Ground Floor
Approximate Floor Area
389.65 sq ft
(36.20 sq m)



First Floor
Approximate Floor Area
382.97 sq ft
(35.58 sq m)



Second Floor
Approximate Floor Area
88.26 sq ft
(8.20 sq m)

Approximate Gross Internal Area = 79.98 sq m / 860.88 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			
(81-91) B			
(69-80) C			
(55-68) D		73	82
(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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