



Eastbrook Road, Portslade, BN41 1LN  
**£300,000 - £325,000 Guide**



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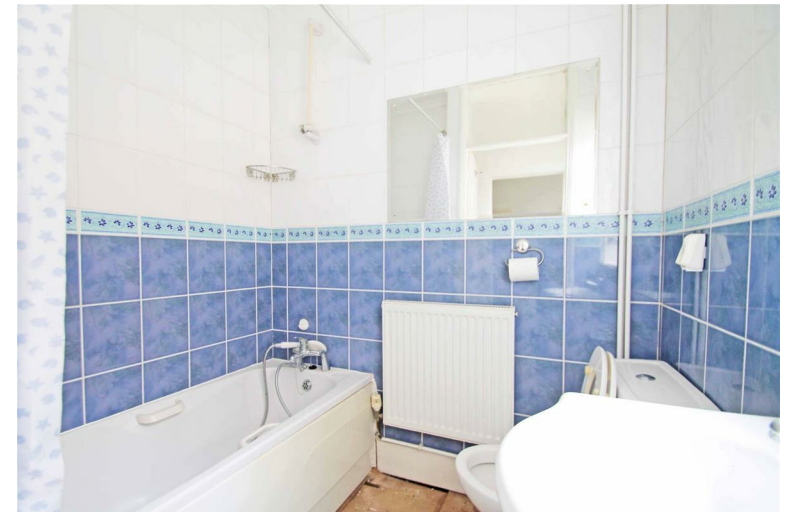
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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Eastbrook Road, Portslade, BN41 1LN

**£300,000 - £325,000 Guide**

A fantastic opportunity to purchase this well-proportioned two-bedroom house with excellent potential to modernise and extend (subject to the necessary consents), set in this quiet residential area in Portslade. The property features a generous south-facing garden and offers plenty of scope for improvement, making early internal viewing highly recommended.





## Further Information

Internally, the accommodation comprises on the ground floor an entrance hall, bay-fronted living room, spacious kitchen/breakfast room, and a family bathroom. Upstairs, there are two good-sized double bedrooms, one of which benefits from a walk-in wardrobe/storage room/study.

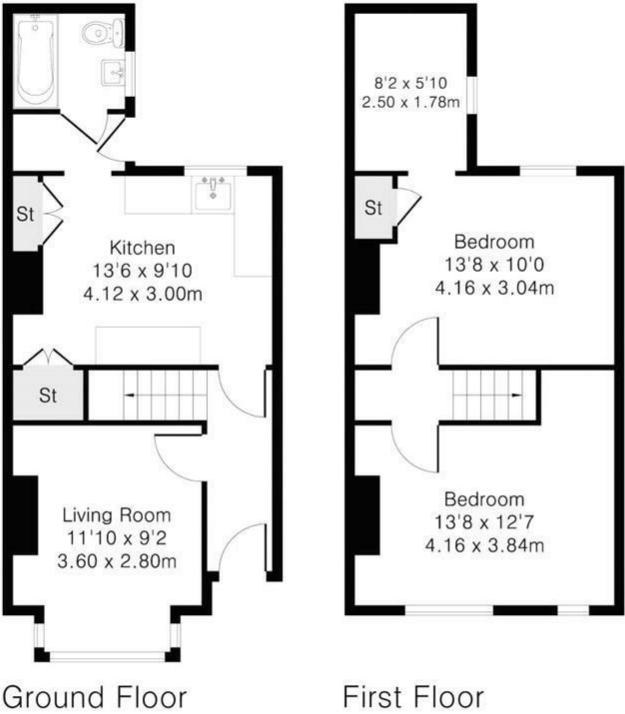
To the rear, there is a generous south-facing garden, offering great potential for landscaping or extension. The house is bright and well-proportioned throughout, with original features such as fireplaces and woodwork still in place - ideal for those looking to restore character while making it their own.

Eastbrook Road is well placed for easy access to both Portslade and Southwick, with a range of local shops, schools, parks, and transport links all nearby. The area has a friendly, residential feel and is popular with families and commuters alike, with Fishersgate and Portslade Stations within walking distance for quick connections into Brighton and beyond. The seafront and South Downs are also close at hand, adding to the appeal of the location.

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Approximate Gross Internal Area 713 sq ft – 67 sq m  
Ground Floor Area 361 sq ft – 34 sq m  
First Floor Area 352 sq ft – 33 sq m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>66</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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