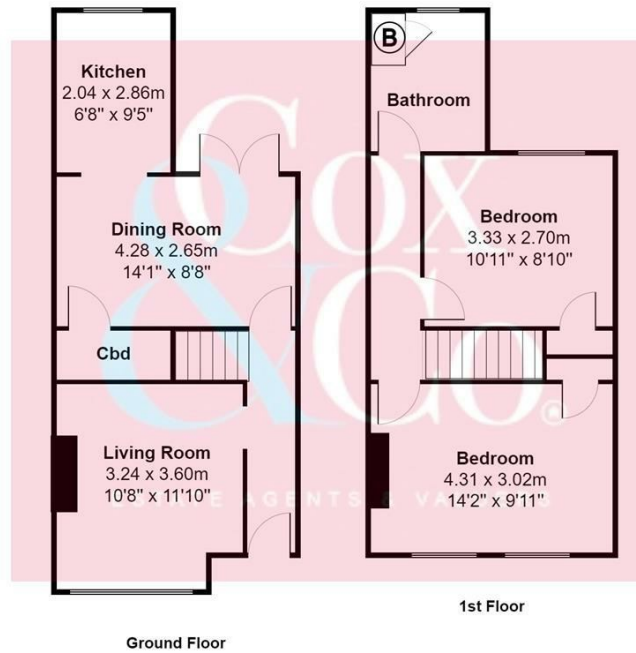




- Well Presented Terraced House
- Living Room
- Good Size Diner Open Plan To Kitchen
- Popular Family Location
- Excellent Local Schools
- Two Double Bedrooms
- Modern Kitchen Open To Diner
- Landscaped Rear Garden
- Close To Shops & Train Stations
- Must be Viewed

Eastbrook Road, Portslade, Brighton

Price: £400,000 Freehold



Total Area: 72.8 m² ... 784 ft²

All measurements are approximate and for display purposes only

Cox & Co are pleased to bring to the market this period two-bedroom terraced townhouse located in the heart of South Portslade.

The accommodation is laid out as follows on the ground floor; you have a separate south-facing living room and dining room, which is open plan to the modern fitted kitchen. On the first floor are two double bedrooms and a family bathroom room WC. Outside, the property has a landscaped rear garden.

The property is ideally located as it's only 0.6 miles from Portslade mainline railway station, which has direct services to London and Brighton City centres. Fishergate train station is also only 0.2 miles away. Also, there are various bus routes into Brighton & Hove City Centres.

The popular Boundary Road shopping district, with its range of independent retailers, coffee shops, bars and restaurants, is also only 0.6 miles away. The property is also very close to Vale Park (0.3 miles), which is popular with families and dog walkers. This property is ideally located for families, as many great schools are nearby.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

