

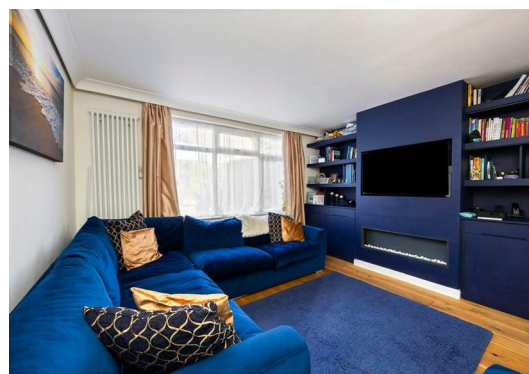
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Company Registration No: 11397540



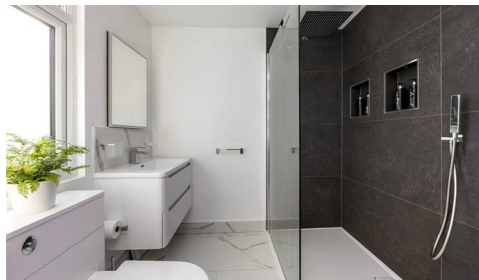
40 Easthill Drive Portslade BN41 2FD

The Weatherill Property Group are delighted to present this extensively improved and beautifully extended semi-detached family home. Highlights include a spacious master bedroom with en-suite shower room, stunning sea views from the top floor, and a fabulous south facing rear garden complete with a versatile garden room. Ideally located near several highly regarded schools, the property sits within the sought after Easthill Park area of Portslade.



Offers Over £550,000 Freehold

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Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

Formerly arranged over two floors, this home has been thoughtfully extended and remodelled into a spacious three storey semi-detached family residence. The property now offers four double bedrooms, three luxury bathrooms, and an additional ground floor cloakroom/WC. A welcoming entrance porch leads into the reception hall, which flows through to a comfortable lounge and an impressive open-plan kitchen/living space, complete with adjoining utility room and bi-fold doors opening directly onto the garden.

Externally, the home provides off-street parking for two vehicles to the front, while to the rear lies a beautifully landscaped south facing garden, enhanced by a versatile garden room. Presented in stunning decorative order throughout, this extensively improved and refurbished home combines style and practicality. Its sought after location, close to Portslade Old Village, highly regarded schools, and Easthill Park, makes it a truly outstanding family property.

- BEAUTIFULLY RE-MODELLED FAMILY HOME
- 4 DOUBLE BEDROOMS & 3 BATHROOMS
- STUNNING FAMILY SIZED OPEN PLAN KITCHEN/DINING AND LIVING SPACE
- CLEVERLY DESIGNED LOUNGE SEPARATED WITH POCKET DOORS
- A SOUTH FACING GARDEN COMPLETE WITH GARDEN ROOM/HOME OFFICE/GYM

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plans

GROUND FLOOR

Approximate Gross Internal Area
59.88 sq m / 644.54 sq ft

FIRST FLOOR

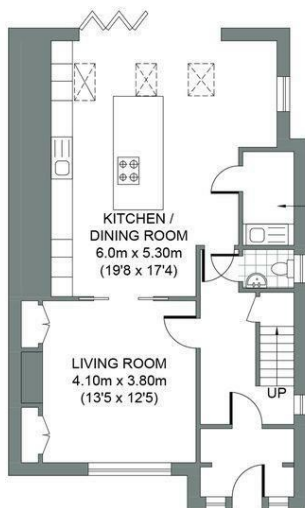
Approximate Gross Internal Area
45.44 sq m / 489.11 sq ft

SECOND FLOOR

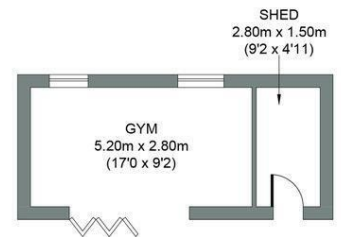
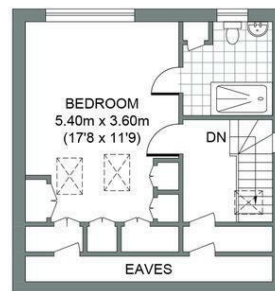
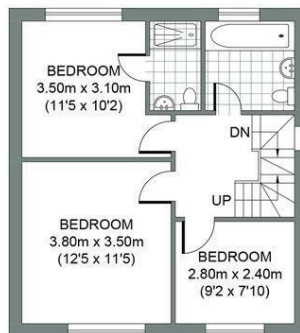
Approximate Gross Internal Area
31.32 sq m / 337.12 sq ft

OUTBUILDING

Approximate Gross Internal Area
19.04 sq m / 204.94 sq ft



UTILITY
2.20m x 1.10m
(7'2" x 3'7")



EASTHILL DRIVE

Total Area (Excluding Outbuilding) : 136.64m² = 1470.77ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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