



## Eastbrook Road, Brighton

Guide Price  
£475,000  
Freehold

- A WELL PRESENTED FOUR BEDROOM TERRACED HOME
- IDEAL FAMILY HOME
- SUBSTANTIAL REAR GARDEN
- HIGHLY SOUGHT AFTER PORTSLADE LOCATION
- POTENTIAL TO EXTEND STC
- BEAUTIFUL MODERN FITTED FAMILY BATHROOM

\*\*\* GUIDE PRICE £475,000 - £500,000 \*\*\*

Robert Luff & Co are delighted to bring to market this four bedroom terraced house situated in the ever popular Eastbrook Road. Located in this extremely popular but rarely available residential location this property benefits from being in close proximity to local shops on Boundary Road, Portslade old village, Local schools and Fishersgate & Portslade train stations with commuter links to London. Also benefiting from local bus services and easy access to the A23/A27.

Accommodation briefly includes; Separate fitted kitchen, open plan living/dining area, four bedrooms and a beautiful modern fitted family bathroom. Other benefits include a substantial rear garden and potential to extend STC.

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## Accommodation

Entrance Hall

Kitchen 15'9 x 7'9 (4.80m x 2.36m)

Living Room 12'10 x 11'7 (3.91m x 3.53m)

Dining Room 11'4 x 9'6 (3.45m x 2.90m)

Bedroom Four 14 x 7 (4.27m x 2.13m)

Ground Floor WC

Stairs To First Floor

Bedroom Two 15'1 x 10'6 (4.60m x 3.20m)

Bedroom Three 11'11 x 10 (3.63m x 3.05m)

Bathroom

Bedroom One 18'9 x 10'11 (5.72m x 3.33m)

## AGENTS NOTES

FREEHOLD

EPC: TBC

COUNCIL TAX: C



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# Floorplan



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.