

Hyman

Estate & Letting



Hill

Agent



4 Easthill Drive, Portslade, East Sussex, BN41 2FD

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### Offers In Excess Of £500,000 - Freehold

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Hyman Hill are delighted to offer for sale this extended family home offering deceptive accommodation situated on a fantastic size plot within a highly sought after residential location being adjacent to Easthill Park and within easy reach of Portslade Old Village.

Offering bright and versatile accommodation, this property has features to include; spacious bay fronted westerly aspect lounge, separate dining room leading through to the extended fitted kitchen and ground floor bedroom/study. To the first floor there are two double bedrooms, a spacious bathroom (which was formerly the third bedroom that could easily be reconverted if required) and a modern fitted shower room.

Externally there is a low maintenance rear garden measuring approximately 50' providing a range of seating areas and three out buildings that have been divided to create a utility room, WC and store.

To the front, off road parking for several vehicles is afforded via a private driveway (which could be expanded further to accommodate a motorhome/caravan etc) that leads to a garage.

Given the plot, there is the possibility for further expansion to the side of the property, subject to planning permissions.

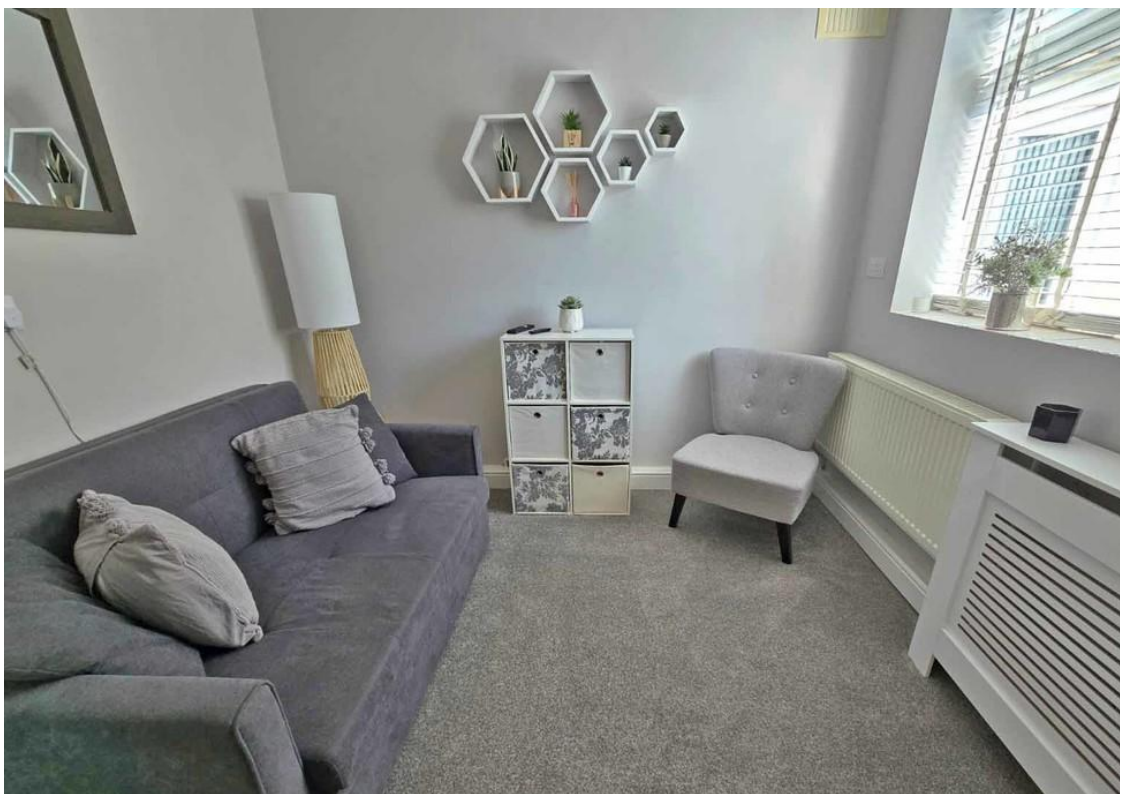
Located in a quiet residential area, the local shops and amenities of Portslade Old Village are only a short walk away. Nearby West Hove offers a mix of independent and high street shops and larger superstores such as Sainsbury's, Tesco and Marks and Spencer are within easy reach.

When it comes to shops, bars and cafes, there's plenty more to be found on Boundary Road along with Portslade train station with its convenient mainline links. Commuters can also quickly reach both the A27 and A270 Old Shoreham Road.

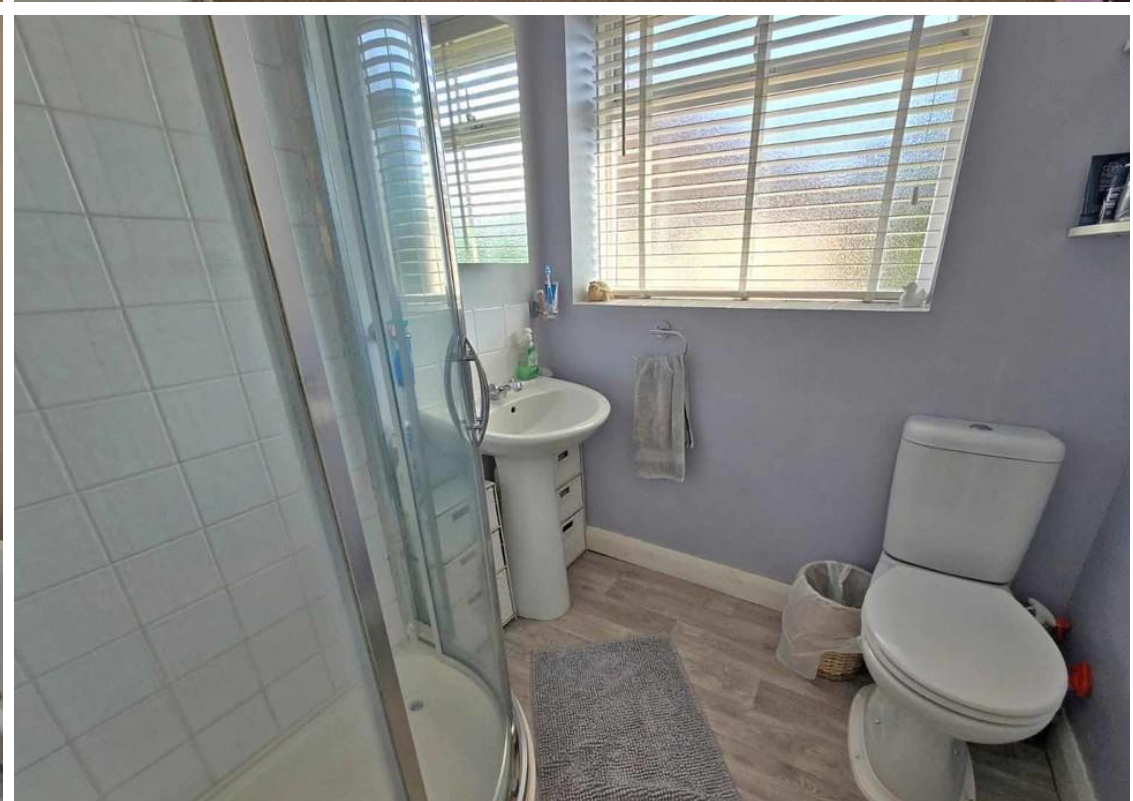
Easthill Drive is within catchment of several primary school, so you're really spoilt for choice. If it's secondary schools you're looking for, PACA has a great reputation, and the adjoining sports centre is an amazing resource for kids' and adults' gym sessions, toddler soft play and holiday clubs.

Adjacent Easthill Park which can be seen from the first floor windows, has an excellent children's play area, playing fields, woodland walk and café.

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- Extended semi-detached family home
    - 3/4 bedrooms – 1/2 bathrooms
    - Situated on a generous plot
      - Bay fronted lounge
  - Separate dining room
  - Private drive to garage
  - Highly popular location adjacent to Easthill Park
    - Vendor suited with a chain free property













Total area: approx. 1240.9 sq. feet

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** Band C - £2,078.28 per annum (2024/2025)

**Tenure:** Freehold

**Local Authority:** Brighton & Hove City Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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