

Hyman
Estate & Letting



Hill
Agent



33 Eastbrook Road, Portslade, Brighton, East Sussex, BN41 1LN

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Guide Price £350,000' - Freehold

Conveniently situated in a sought-after South Portslade location, this well-presented two-bedroom home is perfectly placed close to the shops, cafes and amenities of Boundary Road, with excellent transport links via Portslade and Fishersgate stations, as well as being within easy reach of popular local schools.

Bright and welcoming throughout, the property features a charming bay-fronted lounge offering a cosy retreat to the front of the home. To the rear, a spacious full-width dining room gives access to a contemporary, well-equipped kitchen and to the stunning rear garden — perfect for entertaining and everyday family living.

Upstairs, the first floor boasts two generously sized double bedrooms and a spacious, modern fitted shower room.

Further benefits include double glazing and gas central heating throughout.

Outside, the beautifully maintained rear garden is a true highlight — laid to lawn and decking with well-stocked borders of mature shrubs and flowers. A large, full width shed provides excellent storage space.

Early viewing is highly recommended to fully appreciate everything this delightful home has to offer.

Location:

Ideally situated on level ground in a favoured residential area, this home is perfectly located for commuters and families alike. Portslade mainline station is just 0.6 miles away, providing direct train services to London, while Fishersgate station is only a few minutes' walk, offering a swift 12-minute journey into the heart of Brighton.

Families will appreciate the excellent selection of local schools, all within easy walking distance. Regular bus services to Brighton and Hove pass nearby, ensuring convenient access across the city.

Just at the end of the road, Vale Park offers green open space, a children's play area, and a peaceful rose garden — ideal for outdoor enjoyment.

The bustling Boundary Road shopping district is also close by, featuring a wide array of independent shops, major retailers, cafés, bars, and restaurants, catering to all your day-to-day needs and more.

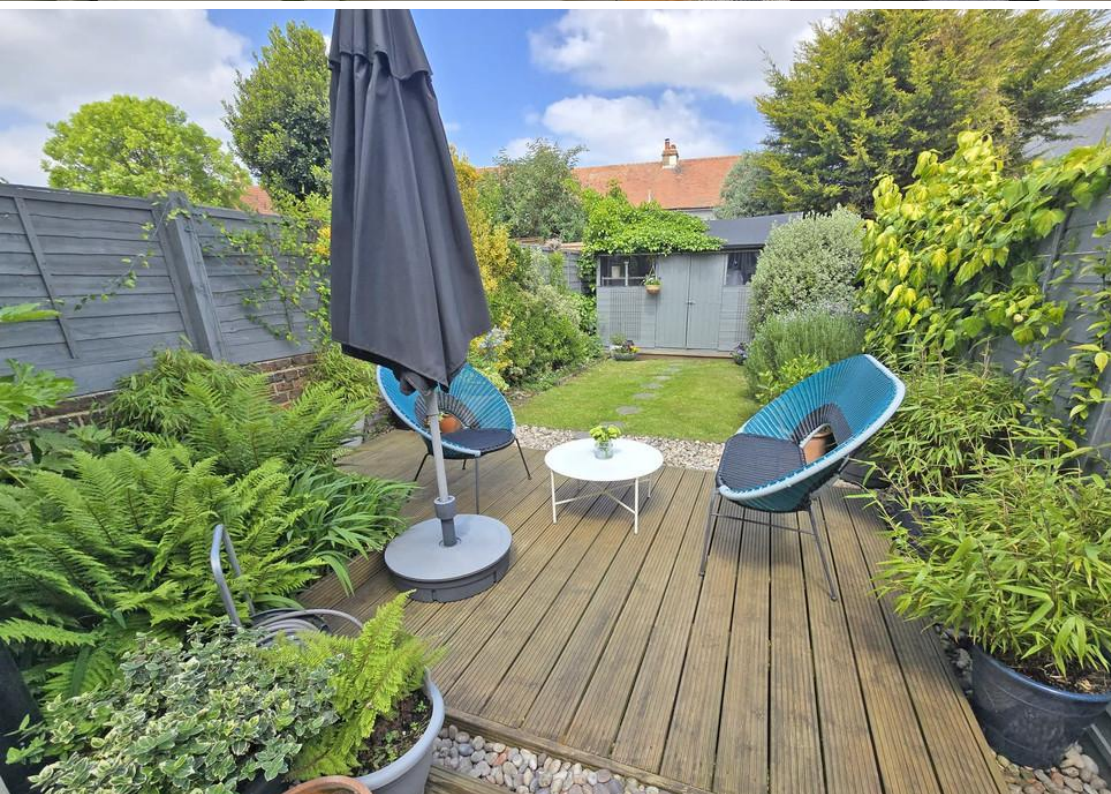
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- Well presented period home
 - Two double bedrooms
 - Separate 14'4 dining room
 - Modern fitted kitchen & bathroom
 - Ground floor WC
 - Good local schools
 - Stunning, mature rear garden
 - Easy reach of Portslade & Fishersgate station



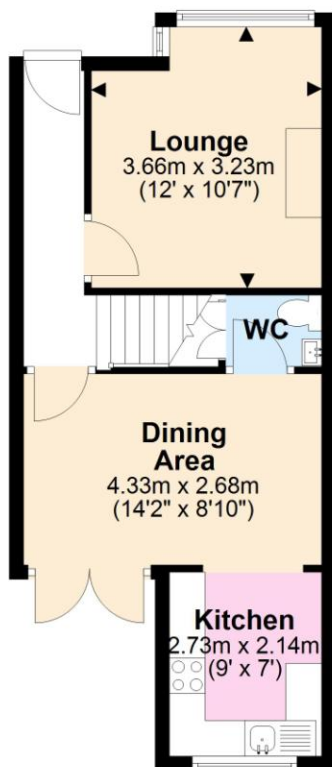




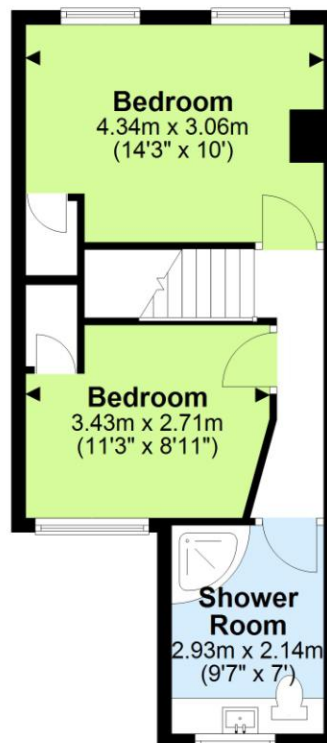




Ground Floor



First Floor



Total area: approx. 71.5 sq. metres (769.5 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: £1,910.06 per annum (2025/2026)

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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