

Hyman
Estate & Letting



Hill
Agent

26 Greenways, Highlands Road, Portslade, East Sussex, BN41 2BS

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'Offers in Excess of' £210,000 - Leasehold

Constructed in the early 1970s, Greenways enjoys a peaceful position at the end of a quiet cul-de-sac in the ever-popular Portslade area. Perfectly placed for both convenience and connectivity, the property lies just north of the Old Shoreham Road (A270), providing easy access to Brighton & Hove to the east and Shoreham-by-Sea to the west. Everyday amenities are close at hand, with a Sainsbury's superstore within comfortable walking distance, along with the vibrant Boundary Road, offering an excellent selection of independent shops, cafés, and well-known high street brands. For commuters, both Fishersgate and Portslade railway stations are nearby, delivering direct services along the coast and into London.

Positioned on the second floor of this purpose-built development, the apartment is easily reached via a passenger lift and offers bright, well-proportioned accommodation throughout. The standout feature is the impressive 20ft lounge/diner, a generous and inviting

space that opens onto a private balcony, where elevated rooftop views stretch towards the sea-perfect for relaxing or entertaining. The double bedroom is equally spacious, complemented by a modern fitted kitchen and a contemporary bathroom. The entrance hallway provides excellent built-in storage, enhancing the home's practicality.

Externally, the property continues to impress, with an allocated parking space (numbered '3') located within a secure underground car park, as well as beautifully maintained communal gardens that surround the development.

Whether you are a first-time buyer, an investor, or looking to downsize without compromise, this delightful apartment presents a fantastic opportunity to acquire a home in a sought-after and well-connected location. Early viewing is highly recommended to fully appreciate all that this property has to offer.

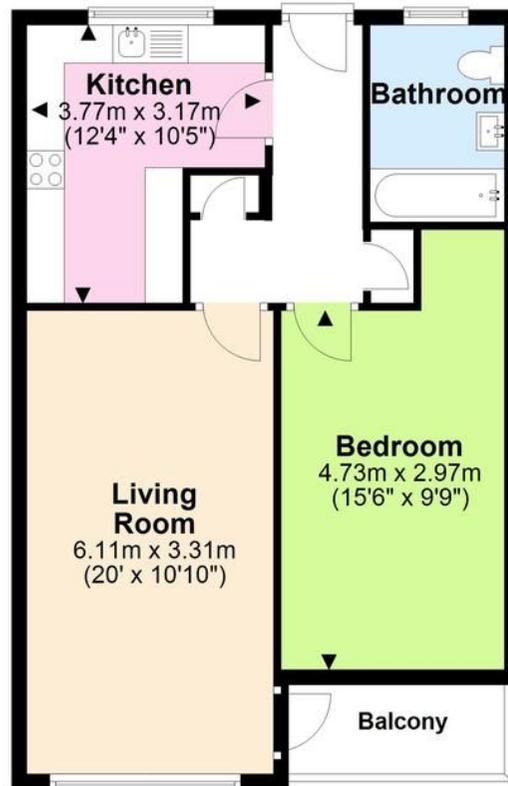
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- Purpose built second floor apartment
 - One double bedroom
 - Passenger lift
 - Spacious, well proportioned accommodation
 - Allocated underground car parking space
 - Private balcony
 - Easy reach of Portslade railway station
 - No on-going chain







Second Floor



Total area: approx. 58.5 sq. metres (630.0 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		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

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

Tenure: Leasehold

Local Authority: Brighton & Hove City Council

Service Charge: £1,800 per annum

Ground Rent: £47.50 per annum

Lease Length – 114 years unexpired

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

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