



5 EASTBROOK ROAD BRIGHTON, BN41 1LN

FREEHOLD

A well-presented two bedroom family home situated in this popular residential location in Portslade, close to local shops, schools and transport links.

The property offers bright and spacious accommodation throughout including a fantastic open living area with south facing bay windows, a modern fitted kitchen, two good-size bedrooms and a large family bathroom.

Externally the property benefits from a private rear garden, ideal for relaxing or entertaining. The home has also recently had solar panels installed, helping to improve energy efficiency and reduce running costs.

**Nicholas
James**

SALES LETTINGS AUCTIONS





5 Eastbrook Road

Approximate Gross Internal Area = 75.2 sq m / 809 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280565)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	89
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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