



37 EASTBROOK ROAD BRIGHTON, BN41 1LN

FREEHOLD

Guide Price £425,000 - £450,000. Beautifully presented and extended period terrace, offering two double bedrooms plus a useful attic room, ideally positioned in highly sought after South Portslade. This attractive home has been thoughtfully upgraded throughout, featuring a superb rear extension that creates an impressive open plan kitchen/dining area. Full width bi fold doors open onto the garden, flooding the space with natural light and creating a seamless indoor-outdoor flow. The ground floor also enjoys a welcoming south facing living room with a log burner and an exposed brick chimney breast, adding warmth and character.

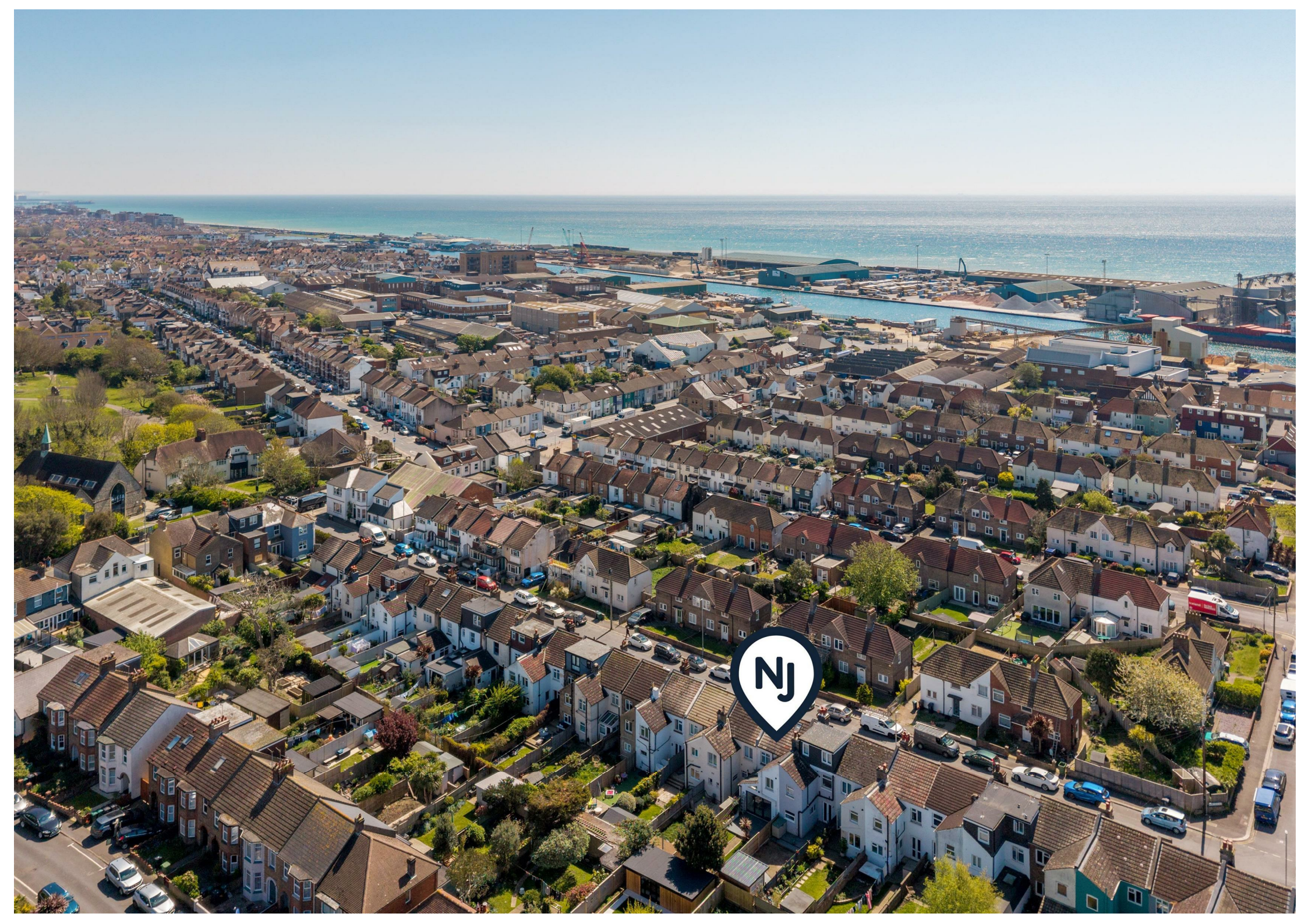
Upstairs, the first floor offers two generous double bedrooms, both enhanced with elegant shutters, alongside a stylish, contemporary family bathroom. A paddle staircase from the second bedroom leads to a versatile attic room, complete with Velux windows and eaves storage - ideal as a home office, creative studio or occasional guest space. Externally, the delightful, low maintenance rear garden provides a sunny and private setting for outdoor dining and relaxation.

The location will appeal to many, with easy access to Portslade's independent shops, cafés and restaurants, as well as convenient links to surrounding areas including Hove seafront. Portslade mainline station provides regular, direct services to London, making this an excellent choice for commuters.

Nicholas James

SALES LETTINGS AUCTIONS





NJ

Eastbrook Road

Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft
(Excluding Eaves)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296172)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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