



Eastbrook Way | Portslade | BN41 1PS  
£475,000







We are delighted to offer for sale this spacious and extended four/five bedroom end of terrace family home situated on this popular cul de sac location.





# Key Features

- Four/Five Bedrooms
- End Of Terrace
- Large Corner Plot
- Off Road Parking
- Open Plan Lounge/Dining Room
- Spacious Kitchen
- Study/Ground Floor Bedroom
- Main Bedroom With Ensuite



4 Bedrooms



2 Bathroom



1 Reception Room

## INTERNAL

EXPOSED STORM PORCH Comprising pvcu double glazed front door through to:-

SPACIOUS ENTRANCE HALL East aspect. Comprising obscure glass pvcu double glazed window, radiator, stairs to first floor, wood laminate flooring, understairs storage cupboards.

OPEN PLAN LOUNGE/DINER East aspect. Comprising pvcu double glazed bay window, wooden flooring, two radiators, feature ornate open working fire, built in cupboards to recess, archway through to:-

KITCHEN/BREAKFAST ROOM West aspect. Comprising two pvcu double glazed windows, pvcu double glazed door to rear garden, vinyl flooring, fitted range of cupboards and drawers, laminate worksurfaces with inset single drainer sink unit and contemporary mixer tap, inset electric hob with double oven below and extractor fan over, space for freestanding appliances include fridge/freezer, dishwasher and washing machine, breakfast bar area with seating for four, coving.

GROUND FLOOR STUDY/BEDROOM North aspect. Comprising pvcu double glazed window, laminate flooring, wall mounted Worcester boiler, coving.

FIRST FLOOR LANDING Comprising pvcu double glazed window, stairs to second floor.

BATHROOM West aspect. Comprising obscure glass pvcu double glazed window, vinyl flooring, radiator, low flush wc, hand wash basin, freestanding roll top bath, fully tiled walls.

BEDROOM West aspect. Comprising pvcu double glazed window, carpeted flooring, radiator, picture rail, coving.

BEDROOM East aspect. Comprising pvcu double glazed bay window, carpeted flooring, radiator, picture rail, coving.

BEDROOM East aspect. Comprising pvcu double glazed window, carpeted flooring, radiator, picture rail, coving.

SECOND FLOOR North aspect

BEDROOM East & West aspect. Comprising pvcu double glazed window, velux window, radiator, carpeted flooring, coving, feature glass brick wall and opening through to:-

ENSUITE SHOWER ROOM West aspect. Comprising pvcu double glazed window, radiator, vinyl flooring, walk in shower cubicle with wall mounted electric shower with shower attachment, low flush wc, hand wash basin.

## EXTERNAL

FRONT GARDEN Laid to hardstanding providing off street parking, path leading to front door, side access road leading to further off street parking space.

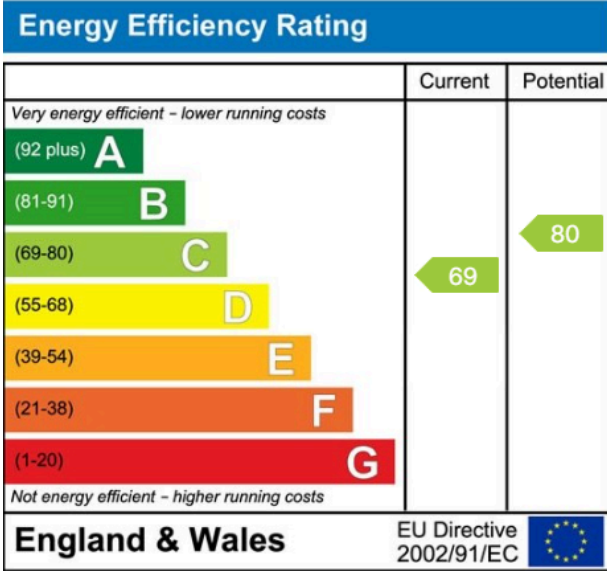
WEST FACING REAR GARDEN Laid patio area leading onto large lawned area have various mature, shrubs, bushes and tree borders, double gates leading to side, hardstanding area for suitable for off street parking, path leading to raised decked area having space for pool.

## LOCATION

Situated on level ground in a convenient residential location being within 1 mile of both Southwick Square and Boundary Road. Local shopping facilities, mainline railway stations, schools for all age groups and bus services to Shoreham High Street and Surrounding areas are all easily accessible.







## Property Details:

Floor area (as quoted by EPC: 1335sqft)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.