



10 Eastbrook Road, Portslade BN41 1LN

Asking Price Of £295,000

- TWO DOUBLE BEDROOMS
- BATHROOM
- LIVING ROOM
- DINING ROOM

- KITCHEN
- SOUTH FACING GARDEN
- IN NEED OF MODERNISATION
- MARKETED FOR THE FIRST TIME

Whitlock and Heaps are delighted to offer to market this charming mid terrace property that is coming to the market for the first time in over 90 years and offers prospective buyers tremendous potential to update and extend to their own specification. To the ground floor are two separate reception rooms with the kitchen leading onto the good size south facing garden. To the first floor are two double bedrooms and a family bathroom. The property is situated in this convenient location within easy reach of local amenities and Portslade mainline station. No Onward Chain.

ENTRANCE HALL Radiator, stairs to first floor.

KITCHEN Incorporating sink and four wall cupboards, 'Vaillant' gas-fired boiler, part tiled walls, tiled floor, door to garden.

LIVING ROOM Bay window, fireplace with tiled hearth and surround, radiator,.

DINING ROOM Understairs storage, radiator, sash window.

FIRST FLOOR

BEDROOM 1 Feature fireplace, radiator, fitted cupboard.

BEDROOM 2 Feature fireplace, fitted cupboard, radiator.

BATHROOM Comprising panelled bath with shower over, pedestal wash-hand basin, low level w.c., radiator, part tiled walls.

OUTSIDE

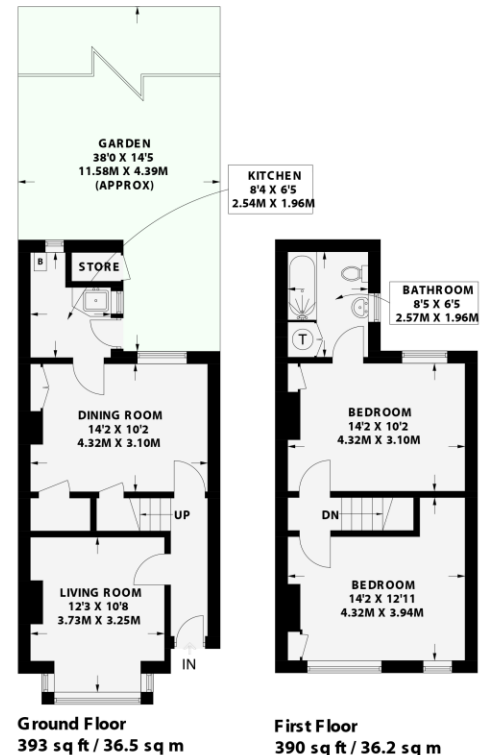
SOUTH FACING GARDEN Deep borders, original outside toilet.

Council Tax Band C (As found via the government website: www.tax.service.gov.uk/check-council-tax-band).

EASTBROOK ROAD

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING STORE)
783 sq ft / 72.7 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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