

Hyman  
Estate & Letting



Hill  
Agent



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

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£249,950 Leasehold

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Hyman Hill are delighted to offer for sale this bright, spacious and well proportioned two double bedroom apartment forming part of this sought after purpose built development.

Offered with no ongoing chain and an extended lease on completion, this top floor well presented property is accessed via a passenger lift and has features to include; spacious 20' lounge/diner with access to a balcony affording stunning, uninterrupted panoramic views towards Brighton, modern fitted kitchen and bathroom, two double bedrooms (the master bedroom having superb westerly aspect views towards Worthing) and double glazing throughout. Externally there is an allocated car parking space situated in a secure gated underground car park.

An ideal first purchase or for those looking to downsize, we highly recommend undertaking an internal inspection for this home to be fully appreciated.

Greenways was constructed in the early 1970s and is situated in Portslade, to the west of Brighton & Hove. The Old Shoreham Road (A270) lies to the South, connecting Brighton & Hove to Shoreham in the West making its position ideal for commuters given its easy links to London. There are several schools in close proximity as well as a Sainsburys superstore within walking distance.

Fishersgate railway station to the South West and Portslade mainline railway station to the South East are both located within a mile of the property, offering services to Southampton, Brighton and London.

Local bus stops can be found close by on Foredown Drive and Boundary Road, also located within a mile of the property provides an array of independent and corporate shopping facilities, restaurants and café's.

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- Top floor purpose built apartment
    - Two double bedrooms
  - Bright, spacious, well proportioned accommodation
  - Private balcony with stunning far reaching views
  - 20' lounge/diner
  - Modern fitted kitchen & bathroom
  - Allocated underground parking space
  - Extended lease on completion







## Top Floor



Total area: approx. 746.3 sq. feet

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

### Useful Information

**Council Tax:** Band B - £1,818.49 per annum (2024/2025)

**Tenure:** Leasehold

**Lease:** Extended term on completion.

**Service Charge:** £2,177.28 per annum.

**Ground Rent:** £52.50 per annum.

**Local Authority:** Brighton & Hove City



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

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