



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



37 Greenways Highlands Road

Portslade, Brighton, BN41 2BS

Guide price £215,000

Leasehold Council Tax Band B



An exceptional opportunity to acquire a beautifully refurbished one bedroom apartment in the heart of Portslade, ideal for first-time buyers and investors alike.

Located on the third floor of the well-regarded Greenways development, this purpose-built apartment offers generous living space with impressive far-reaching views off the balcony.

The accommodation comprises a good size double bedroom, a modern family bathroom, and a bright open-plan kitchen breakfast room.

Further benefits include excellent storage throughout and secure, allocated underground parking.

Greenways is perfectly positioned within a vibrant local community, with bus routes easily accessible from Foredown Drive and Portslade mainline station close by. Boundary Road, less than a mile away, offers a diverse selection of shops, cafés, and restaurants.

With excellent transport links and stunning sunrise and sunset views, this superb apartment represents a fantastic opportunity to step onto the property ladder or enhance an investment portfolio. Early viewing is highly recommended to fully appreciate everything this home has to offer.

Service charge £1800pa  
Lease years remaining -135

## ENTRANCE





Entrance Hall

Kitchen  
12'6 x 10'7 max (3.81m x 3.23m max)

Lounge Diner  
19'11 x 10'9 (6.07m x 3.28m)

Balcony

Bedroom  
15'4 x 9'11 (4.67m x 3.02m)

Bathroom

OUTSIDE

Allocated Parking Space no.32



## Floor Plan



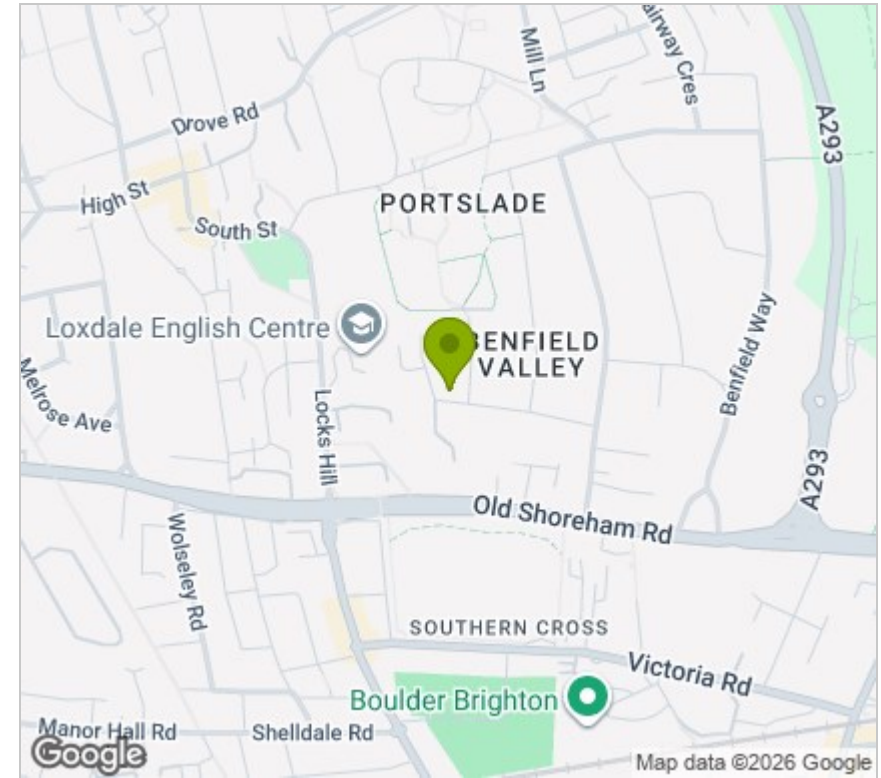
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

## Area Map



## Energy Efficiency Graph

