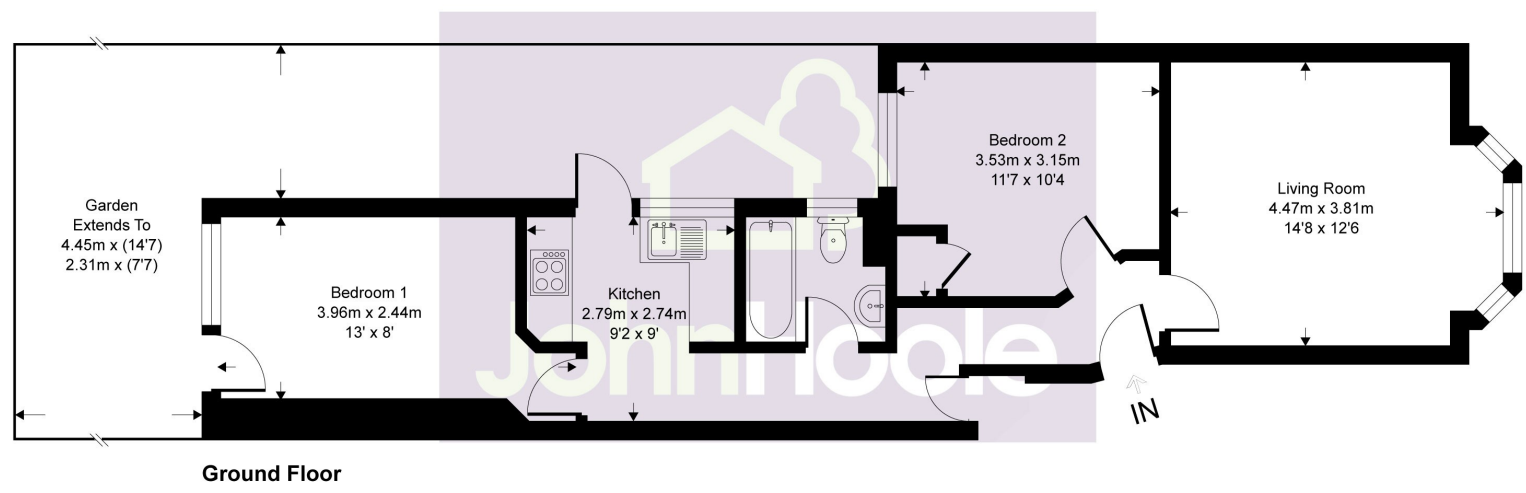




**Porthall Road, BN1**  
Approximate Gross Internal Area = 56.1 sq m / 604 sq ft



| Energy Efficiency Rating                    |   |                         |
|---|---|-------------------------|
| Very energy efficient - lower running costs |   |                         |
| (92-100)                                    | A |                         |
| (81-91)                                     | B |                         |
| (69-80)                                     | C |                         |
| (55-68)                                     | D |                         |
| (39-54)                                     | E |                         |
| (21-38)                                     | F |                         |
| (1-20)                                      | G |                         |
| Not energy efficient - higher running costs |   |                         |
| England, Scotland & Wales                   |   |                         |
|   |   | EU Directive 2002/91/EC |

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.







This attractive ground floor property on Port Hall Road offers two bedrooms and one bathroom, with a private patio garden, all just moments from the vibrant Seven Dials. The location is highly sought-after, with its cafés, delis, restaurants, and independent shops, while excellent schools and the green open spaces of Dyke Road Park are close by.

The bay-fronted lounge (14'10" into bay x 12') is a bright and spacious reception room with high ceilings, sash windows, varnished floorboards, a radiator, and feature picture rail. The first bedroom (11'10" x 10' max) is a generous double with original floorboards, high ceilings, a fitted cupboard housing the combination boiler with additional storage, and a double glazed window overlooking the rear. The bathroom is well appointed with a three-piece suite including a full-length panelled bath with wall-mounted shower and glass screen, pedestal wash basin with chrome taps, and a low-level WC.

The room is fully tiled, with tiled flooring, a chrome heated towel rail, and an opaque side window. The kitchen (9' max x 8' max) has been recently refitted with contemporary cream high-gloss units, oak block work surfaces, and integrated Hotpoint appliances including oven, hob, extractor, and fridge. There is space and plumbing for a washing machine, and a part-glazed door opens directly to the garden.

The second bedroom (11' max x 8') is set at the rear of the property leads straight onto the patio garden. Outside, the private patio garden measures approximately 41 feet in length, narrowing to 7 feet. It features a raised planted flowerbed and is enclosed with brick walls.



- Ground Floor Flat
- Two double bedrooms
- Spacious accommodation
- L shaped rear garden
- Sought after location
- No onward chain