



Elder Close, Portslade, BN41 2ER
Offers In Excess Of £495,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Elder Close, Portslade, BN41 2ER

Offers In Excess Of £495,000

A well-presented four-bedroom detached family home, situated in this residential and sought-after part of Portslade, just moments from local amenities and The Downs. The property enjoys a generous landscaped rear garden and ample off-road parking for several vehicles.





Further Information

Set within a quiet residential cul-de-sac, the house is accessed via a private driveway offering easy and secure parking. Internally, the accommodation comprises on the ground floor an entrance porch, convenient downstairs WC, and a bright and spacious living room with bifold doors opening onto an impressive extended kitchen/dining area with direct access to the garden. There's also a versatile second reception room on this floor, ideal as a family room or potential fifth bedroom.

To the first floor, there is a modern family bathroom and four bedrooms with good storage space and the main benefitting from an en suite shower room.

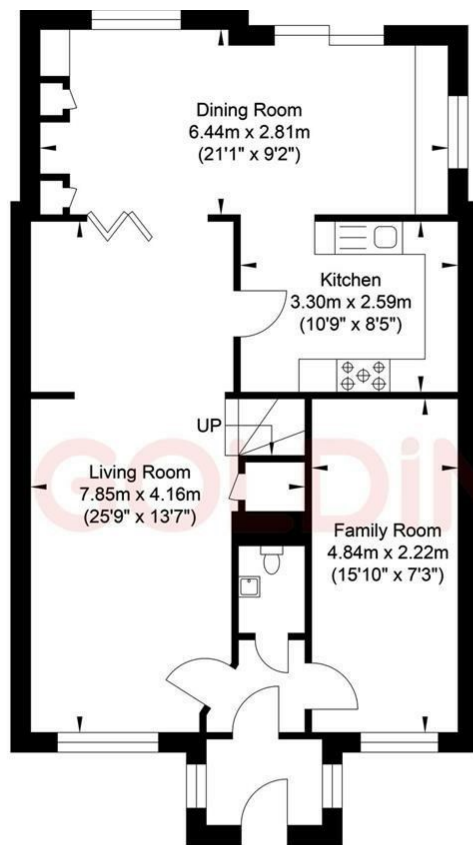
To the rear of the property is a generous tiered garden - landscaped for low maintenance, fully enclosed for privacy, and benefitting from side access and handy external storage. Well maintained throughout, this is a fantastic opportunity to secure a spacious and versatile family home in a quiet yet convenient location.

Elder Close is a quiet residential cul-de-sac in Portslade, popular with families due to its peaceful setting and easy access to schools, shops, and green spaces. Local amenities, including supermarkets, cafes, and parks, are all close by. Portslade and Fishersgate stations are within easy reach, offering direct links into Brighton and London, and there are regular bus services running through the area.

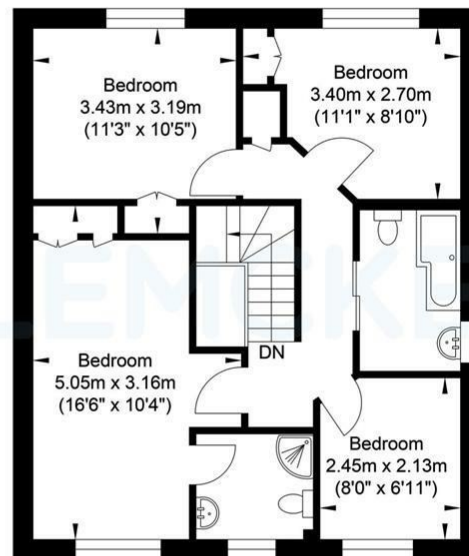


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Ground Floor
Approximate Floor Area
752.50 sq ft
(69.91 sq m)

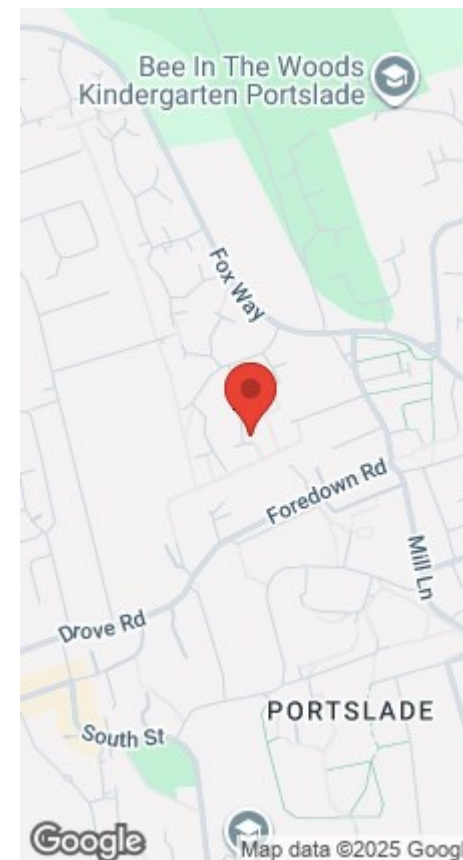


First Floor
Approximate Floor Area
540.56 sq ft
(50.22 sq m)

Approximate Gross Internal Area = 120.13 sq m / 1293.06 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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