



## 4 BADGER CLOSE BRIGHTON, BN41 2EQ

FREEHOLD

GUIDE PRICE £400,000 - £425,000. Lovely family home with west facing garden and garage. This superb link-detached property benefits from well presented, bright and spacious accommodation comprising; three bedrooms, bathroom and en-suite shower room, lounge diner and separate good sized kitchen opening onto the decking area with steps down to the rear garden - the perfect spot to enjoy the afternoon sun.

Quietly located off Fox Way in North Portslade, not far from Foredown Tower and Downland walks. Sainsbury's Superstore can be found within half a mile with a more comprehensive range of shops located in Boundary Road/Station Road, along with Portslade Mainline Railway Station. A local bus service passes close by providing access to surrounding areas and the A27 is easily accessible by car via the Hangleton Link Road.

# Nicholas James

SALES LETTINGS AUCTIONS





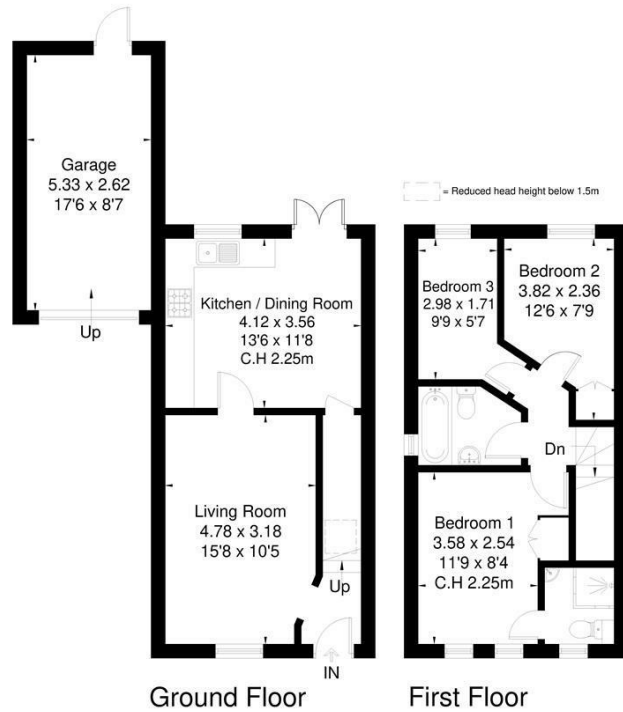




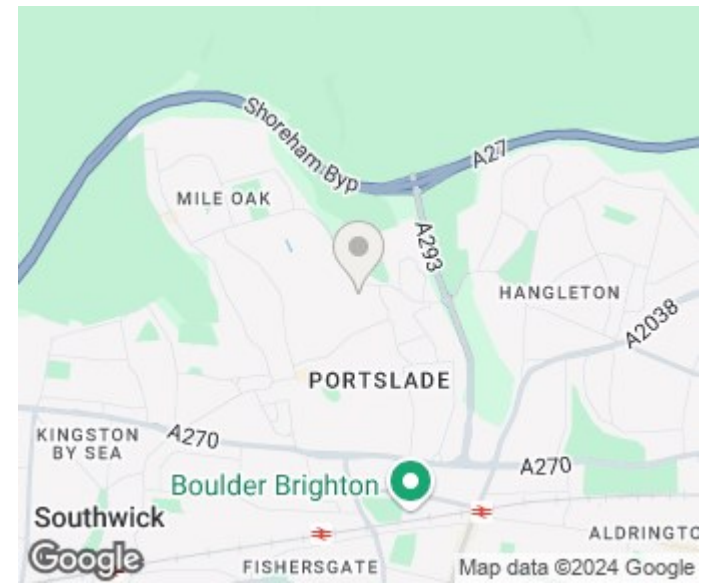


4 BADGER CLOSE, PORTSLADE BRIGHTON BN41 2EQ

Approximate Floor Area = 69.6 sq m / 749 sq ft  
 Garage = 13.9 sq m / 149 sq ft  
 Total = 83.5 sq m / 898 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only @dgd.london #76618



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**Nicholas  
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