



Elder Close, Portslade, BN41 2ER
£500,000 - £525,000 Guide



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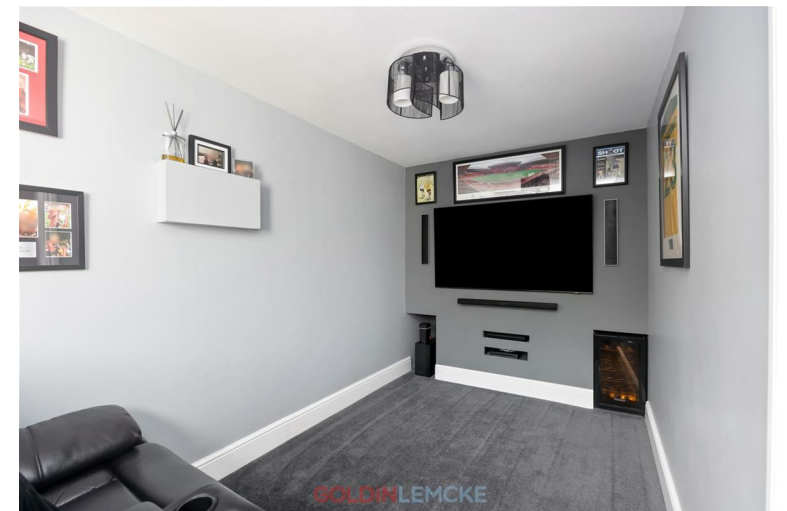
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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A stunning and beautifully presented four-bedroom detached family home, situated in this residential and sought-after area in Portslade, just moments from local amenities and The Downs. The property is offered for sale in excellent decorative order and greatly benefits from a generous landscaped rear garden and ample off-road parking.



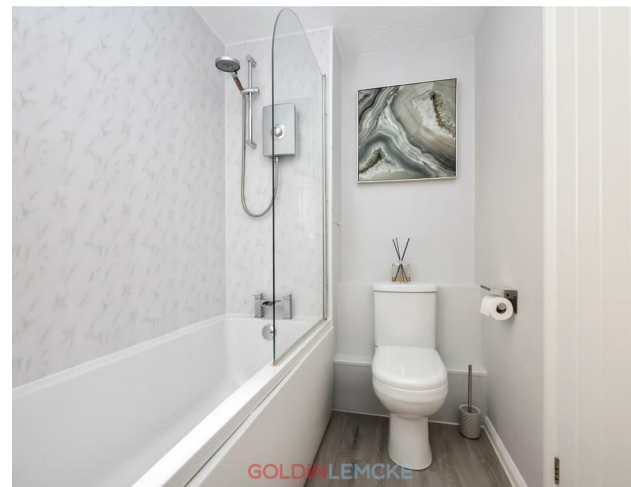


Further Information

Set within this quiet residential cul-de-sac, this wonderful family home is approached via a private driveway providing secure and convenient parking. Internally, the accommodation comprises on the ground floor an entrance porch, convenient downstairs WC, modern fitted kitchen, cinema room/occasional fifth bedroom, and an excellent sized living/dining room with feature fireplace and sliding door out to the garden. Upstairs, there are four bedrooms and a family bathroom, with built-in storage to several rooms and an en suite shower room to the main bedroom. Further benefits include a good sized loft space providing potential for conversion, subject to the necessary consents.

To the rear, the garden is a real highlight - immaculately maintained and smartly landscaped with patio, artificial lawn, and raised planted borders. There is also useful side access and external storage. Excellently presented throughout, this is a fantastic opportunity to secure a spacious and versatile family home in a quiet yet convenient location.

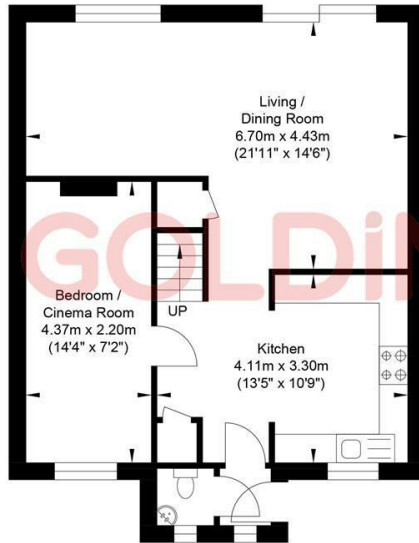
Elder Close is a quiet residential cul-de-sac in Portslade, popular with families due to its peaceful setting and easy access to schools, shops, and green spaces. Local amenities, including supermarkets, cafes, and parks, are all close by. Portslade and Fishersgate stations are within easy reach, offering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



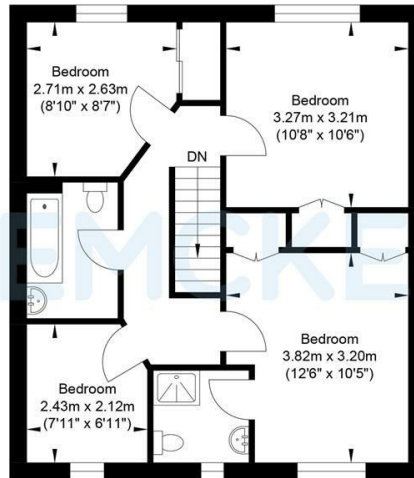
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Elder Close



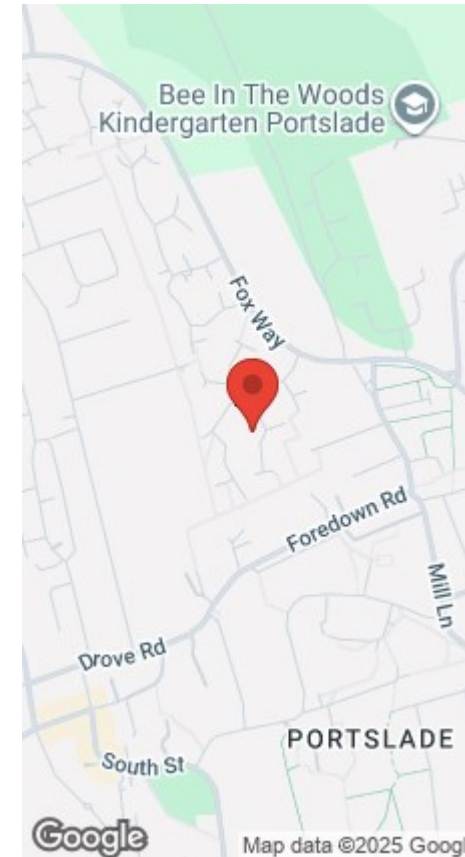
Ground Floor
Approximate Floor Area
581.14 sq ft
(53.99 sq m)



First Floor
Approximate Floor Area
557.46 sq ft
(51.79 sq m)



Approximate Gross Internal Area = 105.78 sq m / 1138.6 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		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(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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