

Juniper Close

Portslade



About the property

A versatile and well-proportioned family home arranged over three floors, enjoying a peaceful residential setting with excellent access to Brighton.

An attractive front garden leads to a welcoming porch and entrance hall, opening into an expansive double reception room with outlooks to both the front and rear. Naturally arranged into defined sitting and dining areas, this generous space is ideal for family life and entertaining. A well-appointed modern kitchen sits alongside, while glazed sliding doors open directly onto the rear garden.

The garden is a brilliant feature, with a sheltered area adjoining the house for year-round use and a large paved terrace incorporating raised planting beds. To the rear, a substantial garden room and adjoining store provide useful additional space, ideal as a home office, gym or studio. A ground-floor W/C and storage cupboard complete this level.

The first floor offers two well-proportioned bedrooms, a separate study and contemporary family bathroom. Occupying the top floor, the bright and spacious principal bedroom enjoys far-reaching views to the front and rear, alongside a modern en-suite shower room, built-in cupboard and useful eaves storage.

Juniper Close is conveniently positioned on the northern side of Brighton, close to local shops, supermarkets, schools and green spaces. Regular bus services provide easy access into the city centre, while the nearby A27 offers excellent road links across Sussex, towards Gatwick and London

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4

BEDROOM

1

RECEPTION

2

BATHROOM



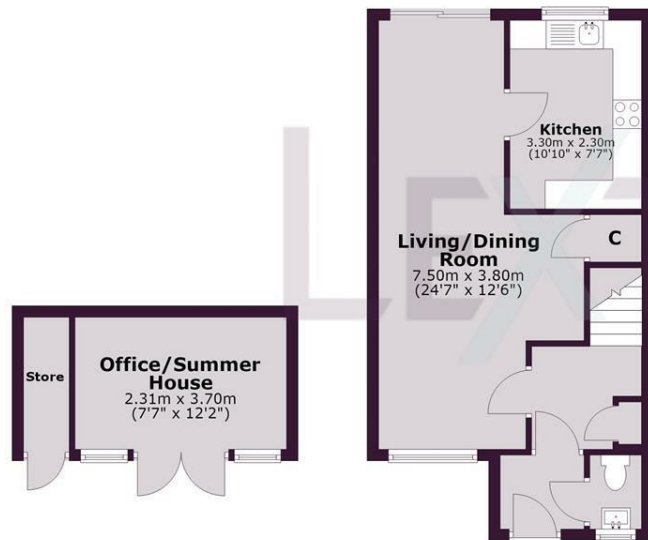




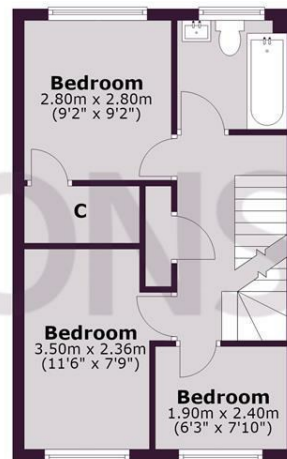
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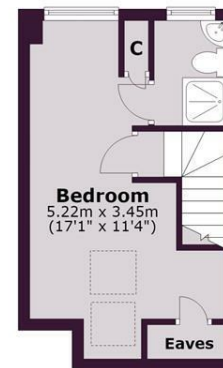
Ground Floor
Approx. 52.2 sq. metres (562.4 sq. feet)



First Floor
Approx. 34.5 sq. metres (371.0 sq. feet)



Second Floor
Approx. 19.8 sq. metres (212.9 sq. feet)



Total area: approx. 106.5 sq. metres (1146.2 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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