



Elder Close, Portslade, BN41 2ER
£480,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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£480,000

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, and is offered for sale with no onward chain.





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 benefiting from an en suite shower room.

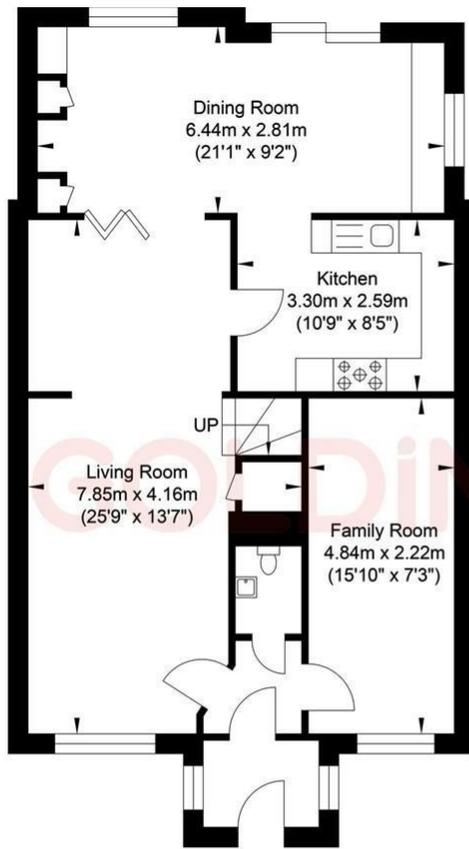
To the rear of the property is a generous tiered garden - landscaped for low maintenance, fully enclosed for privacy, and benefitting from side access and handy external storage. Well maintained throughout, this is a fantastic opportunity to secure a spacious and versatile family home in a quiet yet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

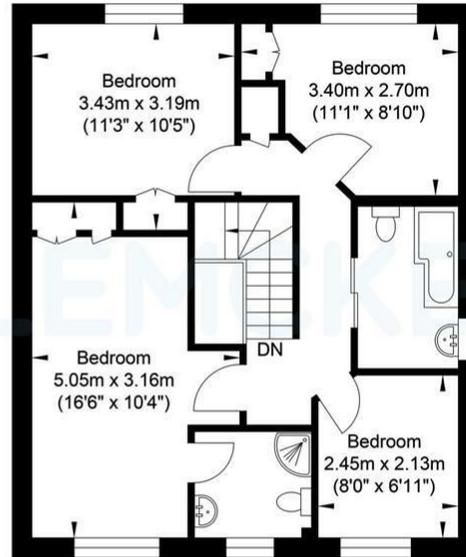


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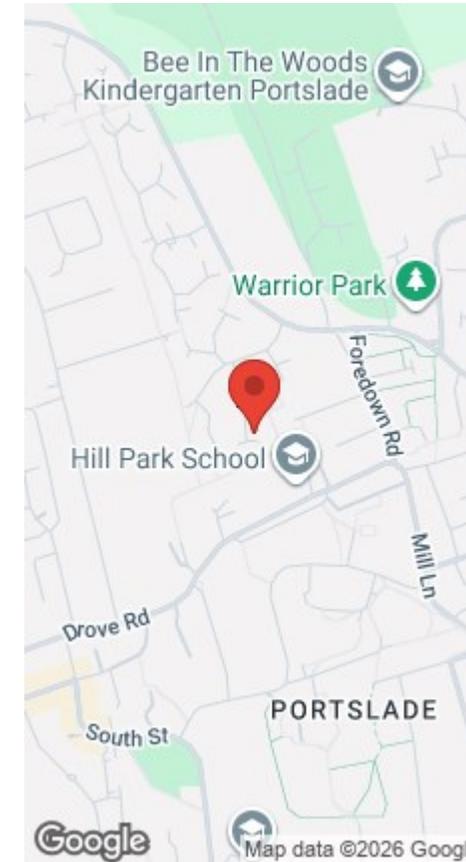
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Ground Floor
Approximate Floor Area
752.50 sq ft
(69.91 sq m)



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



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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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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.