



**10 ELDER CLOSE**  
**BRIGHTON, BN41 2ER**

**£490,000**  
**FREEHOLD**

Detached house with west facing rear garden, off street parking and garage. This fantastic family home has been recently updated providing spacious and well presented accommodation comprising; four bedrooms, two bathrooms (one en-suite), cloakroom and superb open plan 'L' shaped living with recently fitted modern kitchen. The integral garage can be accessed internally, offering fantastic storage, utility and workshop options or could be converted to create further living accommodation (subject to necessary consents). Outside there is off street parking for multiple vehicles along with a delightful west facing rear garden - split level and the perfect spot to enjoy all day sun.

**Nicholas  
James**

SALES LETTINGS AUCTIONS



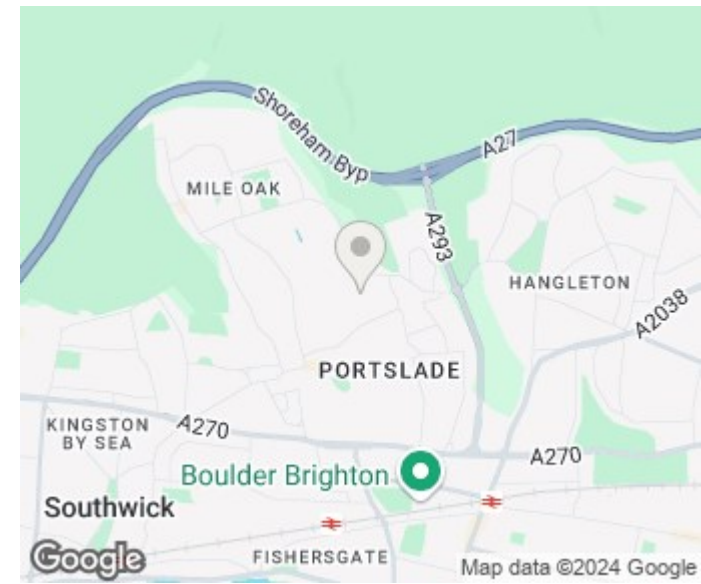




Elder Close, Portslade

Total Area: 106.2 m<sup>2</sup> ... 1143 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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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