



# 1 WINDLESHAM CLOSE

## BRIGHTON, BN41 2LL

FREEHOLD

GUIDE PRICE £550,000 - £575,000. Fantastic and beautifully presented detached family home located on this gated plot in Portslade Old Village. This lovely property has been extended on the ground floor and offers spacious accommodation comprising; through lounge diner, kitchen with utility area, conservatory, three bedrooms, bathroom and a stunning downstairs shower room. There is also the benefit of a good sized loft space, currently used as an office area and providing potential to extend (subject to necessary consents). Occupying a corner plot, there is off street parking to the front and rear of the property for 4 cars. The delightful, low maintenance rear garden provides access to the converted garage/ home gym.

The Sellers obtained planning permission for a rear extension in 2022. Architectural drawings can be provided on request.

Located in Portslade Village within moments of local shops and amenities including the popular Easthill Park within a short walk. There are good links into the City centre and surround areas along with Portslade mainline station offering regular and direct links to London.

# Nicholas James

SALES LETTINGS AUCTIONS











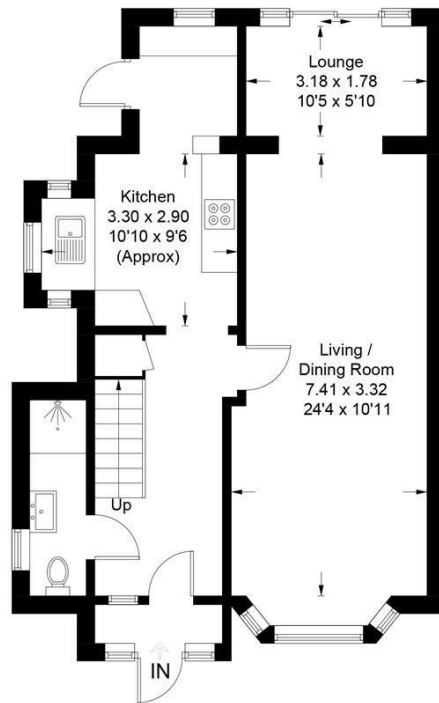
## 1 Windlesham Close

Approximate Gross Internal Area = 103.1 sq m / 1110 sq ft

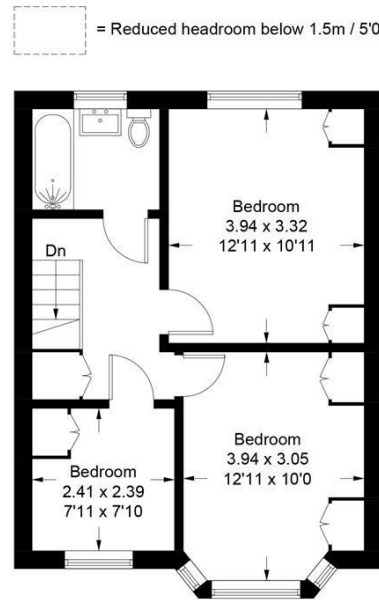
Loft = 16.3 sq m / 175 sq ft

Outhouse / Gym = 12.1 sq m / 130 sq ft

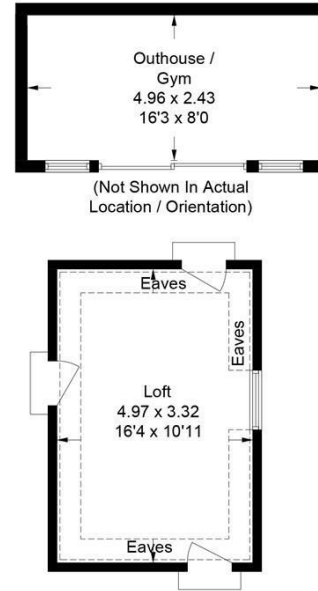
Total = 131.5 sq m / 1415 sq ft



Ground Floor

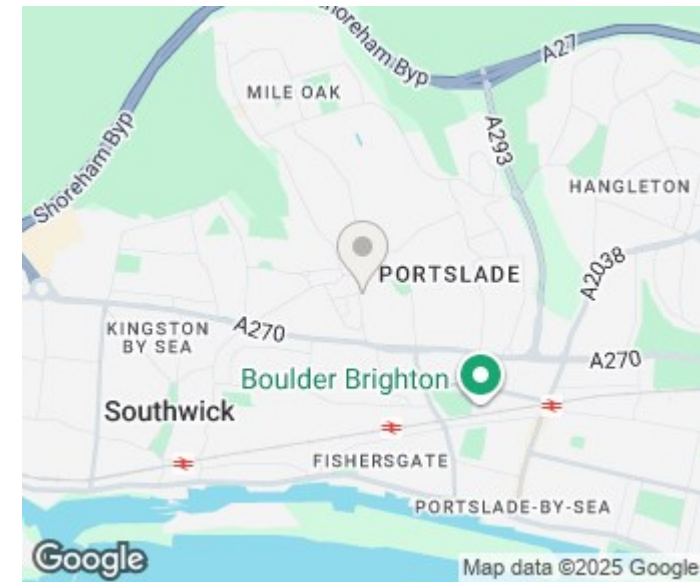


First Floor



Loft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1244260)



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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**Nicholas  
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