



18 VALERIE CLOSE BRIGHTON, BN41 2FP

FREEHOLD

Guide Price £500,000 - £550,000. Fantastic semi-detached bungalow in a quiet North Portslade close, offering generous accommodation, off-street parking, a detached garage and a superb rear garden.

The property has been extended on the ground floor and into the loft, creating a spacious and versatile layout comprising five bedrooms, a large lounge, separate kitchen and family bathroom. There is also a generous front garden providing off-street parking, together with a detached garage.

A real standout feature is the impressive rear garden, offering excellent outside space and further potential, subject to the necessary consents, to extend or create a self-contained outbuilding/home office.

The location will appeal to many, tucked away in this attractive and sought-after close in North Portslade. Local schools, shops and amenities are nearby, with easy access to the A27 and regular bus routes into Brighton & Hove. Portslade Mainline Station also provides direct links to London.

In accordance with the Estate Agents Act 1979 we would like to advise you that the vendor of this property is connected to Nicholas James

Nicholas James

SALES LETTINGS AUCTIONS





18 Valerie Close

Approximate Gross Internal Area = 128.3 sq m / 1381 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298840)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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