



## 17 WOLSELEY ROAD

BRIGHTON, BN41 1SS

Delightful two bedroom family home in South Portslade with west facing garden. This superb period property has been re-decorated throughout with bright and spacious rooms arranged over two floors comprising; large living/dining room, kitchen, two double bedrooms and sizeable family bathroom suite. There is a delightful low maintenance rear garden.

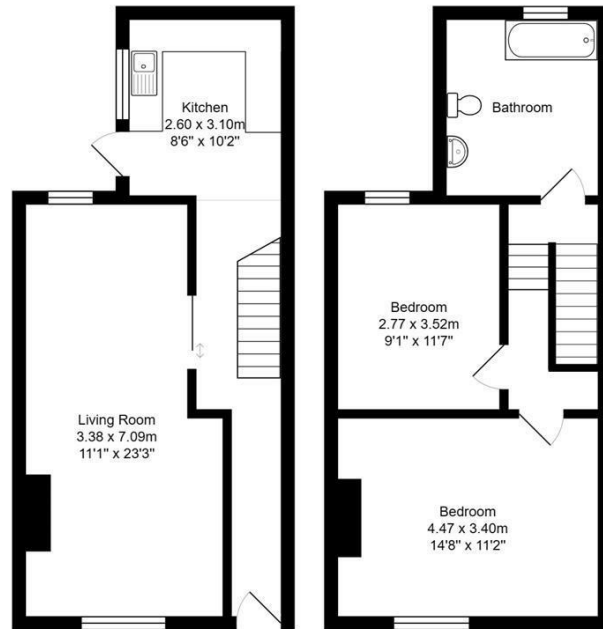
It is easy to see why South Portslade has become so popular being within easy reach of popular local shops, cafes and amenities along with good transport links into the City centre and surrounding areas. Portslade mainline station with regular and direct links to London is within easy reach.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS









Wolsley Road  
Total Area: 79.3 m<sup>2</sup> ... 854 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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