



## 18 VALERIE CLOSE BRIGHTON, BN41 2FP

FREEHOLD

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.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		72
(39-54) <b>E</b>	55	
(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

Hove Sales  
 Ground Floor 8 The Drive  
 Hove  
 East Sussex  
 BN3 3JA

01273 917915  
 hello@nicholasjamesproperty.co.uk  
 www.nicholasjamesproperty.co.uk

**Nicholas  
 James**

SALES LETTINGS AUCTIONS