



- Two Bedroom End Of Terrace House
- Good Size Modern Kitchen
- Two Double Bedrooms
- Close To Portslade Station (0.6 Miles)
- Lounge & Separate Dining Room
- Rear Patio Garden
- Popular & Central Location
- Large Four Piece Bathroom

Elm Road, Portslade, Brighton

Price: £325,000 Freehold



Total Area: 89.6 m² ... 964 ft²

All measurements are approximate and for display purposes only

Cox & Co are pleased to bring this charming two double bedroom end-of-terrace house to the market.

As you walk into the property, you have a separate dual-aspect lounge to your left and a separate dining room to your right. The latter leads to a good-sized modern kitchen with a door to the rear patio garden. On the first floor, you have two double bedrooms and a large four-piece modern white bathroom suite. Outside there is a patio garden with an outside toilet and storage cupboard.

The property is ideally located in a quiet, one-way street. It is only 0.6 miles from Portslade mainline railway station and the popular Boundary Road shopping district, which features independent retailers, coffee shops, bars, and restaurants.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

