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Company Registration No: 11397540



## 50 Dean Close Portslade BN41 2FS

The Weatherill Property Group are very pleased to present this beautifully presented semi-detached family home benefitting from stunning Downland views from the front windows, a family sized eat-in kitchen and a good sized lawned rear garden, located in a quiet cul-de-sac in the Portslade area.



**Offers Over £325,000 Freehold**

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## Viewing

Call us on 01273 322766 or  
email us: sales@wpgsussex.co.uk

## Agents Notes

Arranged over two floors the accommodation within comprises: 2 DOUBLE BEDROOMS, A FABULOUS SHOWER ROOM, AN ENTRANCE HALL, A GOOD SIZED LOUNGE, A BEAUTIFUL WELL EQUIPPED KITCHEN AND AN ADJACENT CONSERVATORY WHICH IN TURN LEADS ON THE REAR GARDEN.


In terms of outside space, the property occupies a generous corner plot, has a large front garden, a side passage providing access from front to back leading to a very generous lawned rear garden. The house is in excellent decorative condition throughout and has been the subject of considerable refurbishment by the present owner.

Dean Close is located just off Hangleton Lane in the highly regarded and very popular Portslade area with its countless amenities including schools, bus services, local shopping facilities and green spaces.

- BEAUTIFULLY REFURBISHED AND DESIGNED FAMILY HOME
- 2 DOUBLE BEDROOMS
- FABULOUS LUXURY SHOWER ROOM
- LOVELY WELL EQUIPPED KITCHEN WITH ADJACENT CONSERVATORY
- OCCUPYING A LARGE CORNER PLOT WITH A SIDE ACCESS

## EPC

### Energy Efficiency Rating

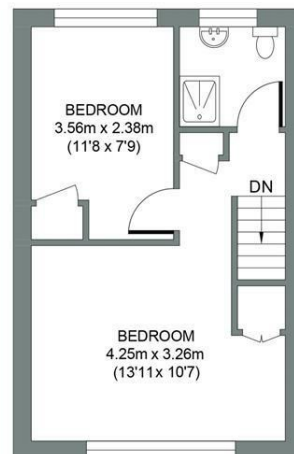
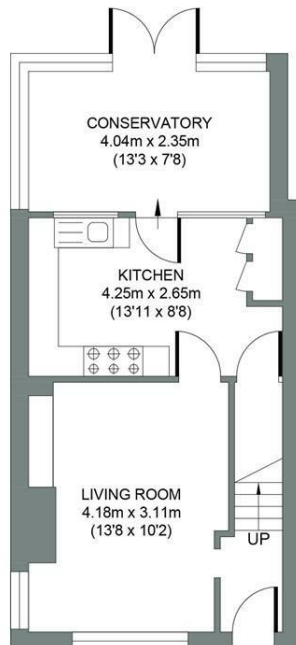
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>56</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## Floor plans

**GROUND FLOOR**  
Approximate Gross Internal Area  
39.35 sq m / 423.55 sq ft

**FIRST FLOOR**  
Approximate Gross Internal Area  
29.45 sq m / 317.0 sq ft



DEAN CLOSE

Total Area: 68.8m<sup>2</sup> = 740.55ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
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