

# Nicholas James



Deacons Drive, Portslade, Brighton, BN41 2FJ

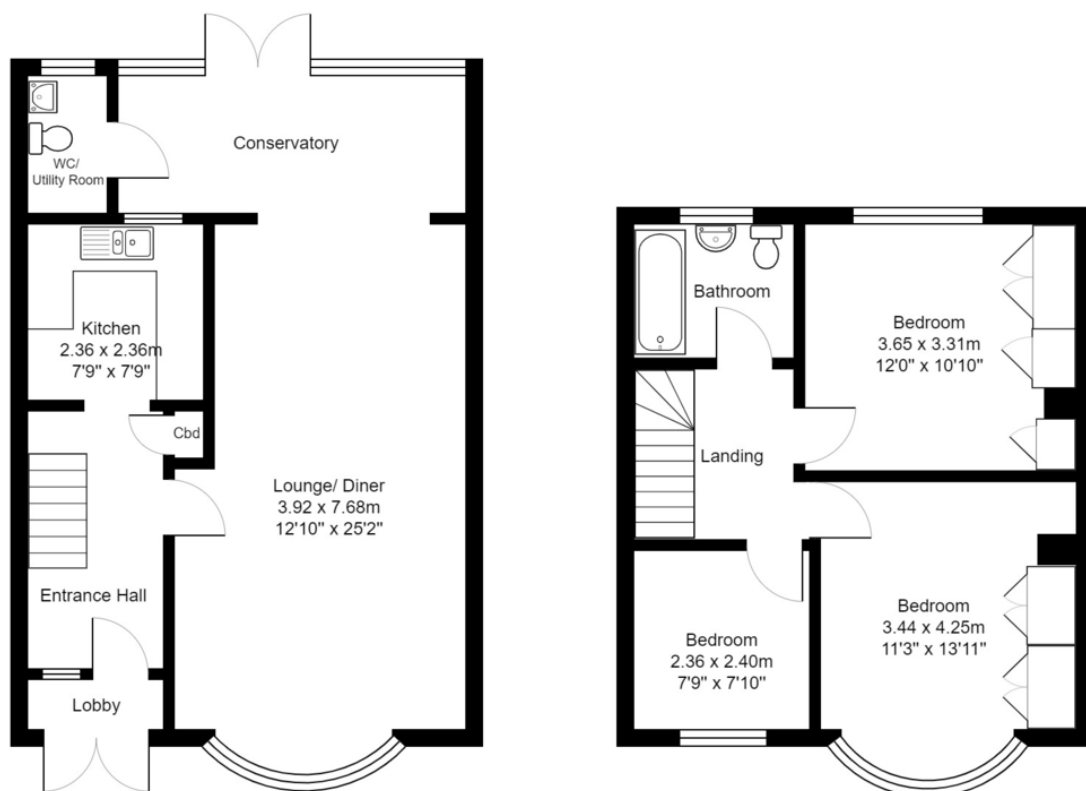
£475,000

- South Facing Garden
- Off Street Parking & Garage
- Through Lounge Diner
- Three Bedrooms

Superb family home with south facing rear garden & garage. This fantastic mid terraced property benefits from good sized rooms and plenty of natural light, combining to create a real sense of space throughout. The spacious accommodation comprises; three bedrooms, family bathroom, through lounge diner, separate kitchen, conservatory and utility room/wc. The delightful south facing rear garden is a generous size and the perfect spot to enjoy all day sun. There is off street parking to both front and rear along with a detached garage. The location will appeal to many, quietly positioned in this attractive and sought after road in North Portslade. There are local schools, shops and amenities close by along with easy access on the A27 and into the City Centre via car or public transport. Portslade Mainline station offers regular and direct links to London.







Deacons Drive

Total Area: 94.6 m<sup>2</sup> ... 1018 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

Nicholas  
James

[www.nicholasjamesproperty.co.uk](http://www.nicholasjamesproperty.co.uk)

01273 917915

[hello@nicholasjamesproperty.co.uk](mailto:hello@nicholasjamesproperty.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements

