



# 24 Dean Close

Portslade, BN41 2FS

**£1,575 Per month**

PROPERTY OFFERED AS PART FURNISHED OR UNFURNISHED.

A very well-presented, terraced, family home situated in a highly sought-after location. This property offers fantastic far-reaching views and is perfect for families and commuters alike.

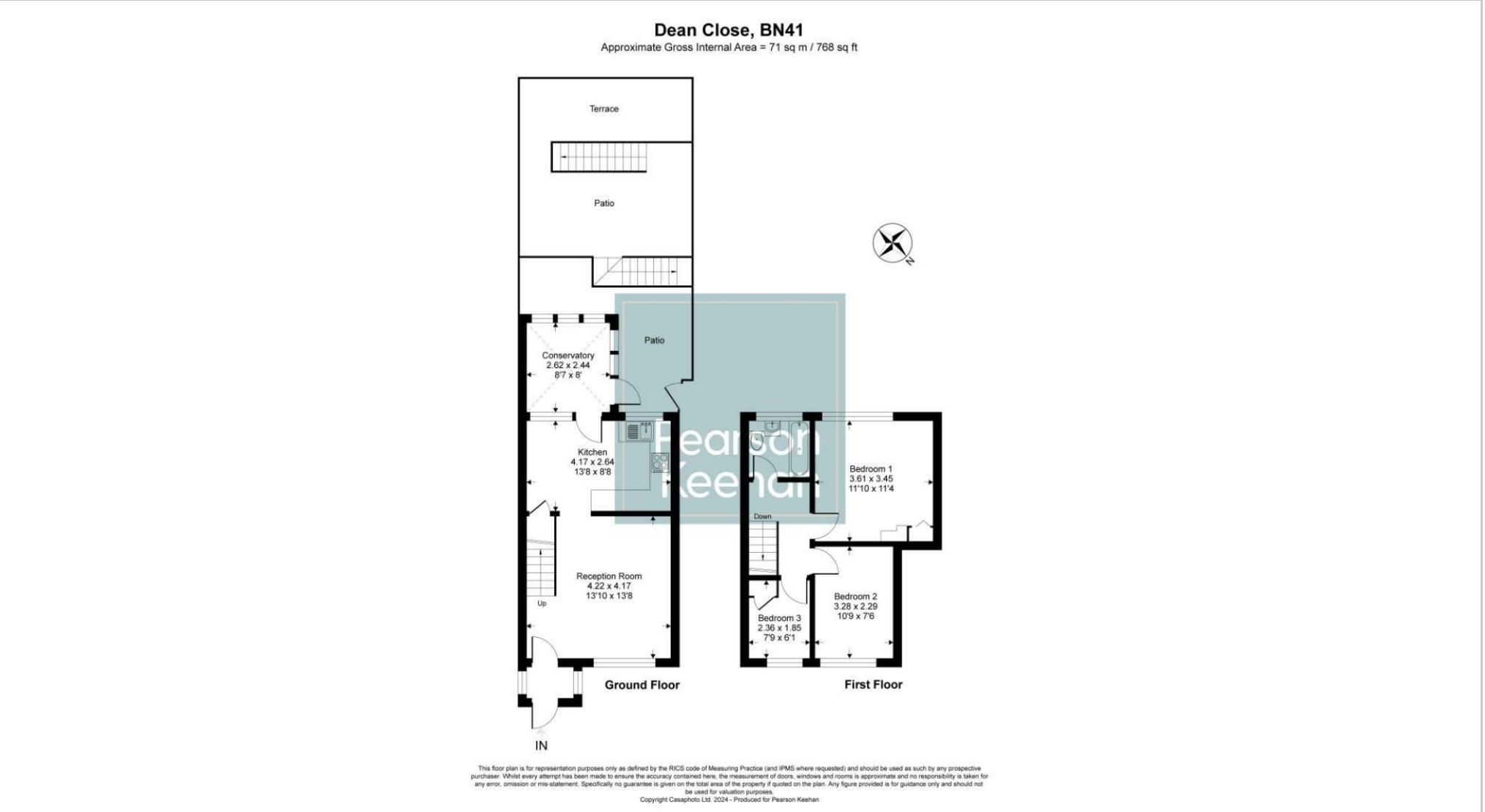
Entering in, you will discover a good sized living room offering a comfortable space for relaxation. The living room leads through to the kitchen, spacious and well-equipped with appliances, perfect for family meals and entertaining. Positioned at the rear is a conservatory, offering space to dine, with lovely views of the garden.

Upstairs, three bedrooms can be found, two double rooms and one single room/study. Additionally, there is a contemporary and stylish family bathroom, equipped with modern fixtures and fittings.

Outside, the rear garden is beautifully arranged over three tiers with the top level being a decked area offering stunning far-reaching views, along with gated rear access.

The property is situated in a prime location and is very popular with families due to its close proximity to well-esteemed schools, parks, local shops and bus routes. Portslade station is also just a short distance away, along with the A27, making it an excellent choice for commuters as well.

The property is available for occupation from mid October.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**Pearson  
Keehan**