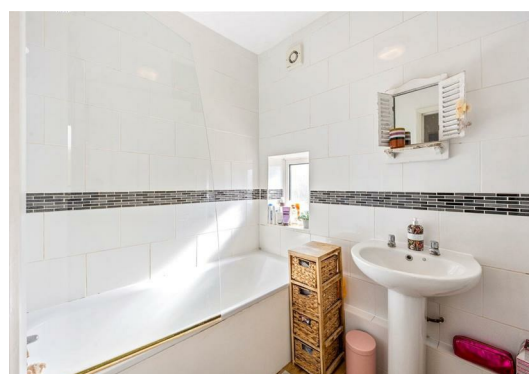




56 Sheldale Road Portslade BN41 1LF

Guide Price £375,000-£400,000 A semi-detached family home, ideally situated within the ever popular Portslade area. The property offers off street parking for two cars, generous room sizes and a south facing rear garden perfect for enjoying the sunshine. Conveniently located just 200 yards from a mainline railway station, this home combines comfort, practicality and excellent transport links, making it a superb choice for families and commuters alike.



Price Guide £375,000 Freehold



Viewing

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

Agents Notes

This well proportioned three bedroom semi-detached family home is ideally situated within the ever popular Portslade area. The property offers a superb balance of comfortable living space, practical features and an excellent location close to local amenities and transport links. The accommodation briefly comprises: a welcoming entrance hall, a spacious lounge/dining room, a well equipped kitchen/breakfast room, an inner hallway, a family bathroom, a separate WC and three good sized bedrooms.

Externally, the property benefits from off street parking for two cars at the front and side access a particular advantage of being semi-detached. To the rear there is a generous south facing garden featuring both decked and lawned areas, ideal for relaxing or entertaining. Additional features include gas central heating, excellent storage, a great internal layout and good room sizes throughout.

The property is extremely well located, just a short walk from Fishersgate train station and within easy reach of local shops, schools and bus routes. There are also open green spaces nearby and the seafront is easily accessible, making this an ideal home for families and commuters alike.

- A GOOD SIZED SEMI-DETACHED FAMILY HOME
- 3 BEDROOMS
- BATHROOM WITH A WHITE SUITE & SEPARATE WC
- A GOOD SIZED LOUNGE/DINING ROOM
- A WELL EQUIPPED KITCHEN
- OFF STREET PARKING FOR 2 CARS TO THE FRONT

EPC

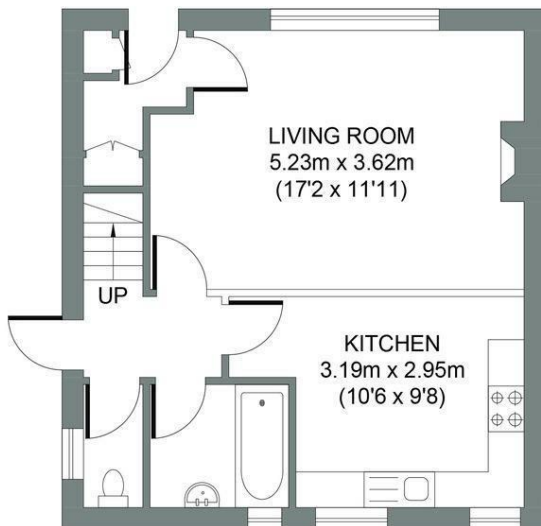
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

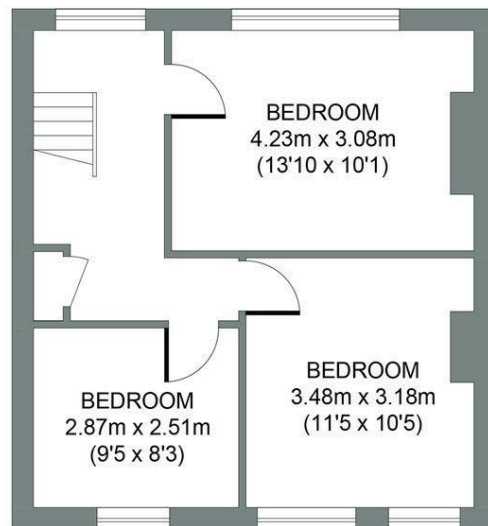


Floor plans

GROUND FLOOR
Approximate Gross Internal Area
41.1 sq m / 442.4 sq ft



FIRST FLOOR
Approximate Gross Internal Area
45.2 sq m / 486.1 sq ft



SHELLDALE ROAD

Total Area : 86.3m² = 928.5ft²

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