

Shelldale Crescent, Portslade, BN41 1LG
Guide price £475,000 - £500,000 Freehold

Pearson
Keehan

Shelldale Crescent, BN41

Approximate Gross Internal Area = 107.9 sq m / 1162 sq ft
Approximate Outbuilding Internal Area = 8.5 sq m / 92 sq ft
Approximate Total Internal Area = 115.9 sq m / 1254 sq ft

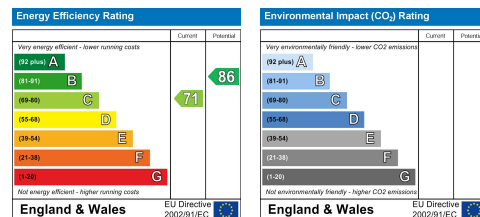


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Council Tax: B

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture.



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This beautifully presented, semi-detached, four-bedroom family home, located in South Portslade, offers the perfect blend of modern living and convenience, just a short walk from Fishersgate Railway Station, a westerly-aspect garden with a versatile garden room, and off-road parking.

Recently refurbished throughout, this home boasts spacious, contemporary accommodation spread over three floors. Upon entering, you're welcomed by a cosy reception room, ideal for relaxation. Towards the rear, the kitchen and dining area provides an excellent space for entertaining, with a convenient ground-floor bathroom completing the level.

The first floor offers three generously-sized bedrooms, alongside a separate W/C. On the second floor, the bright and airy main bedroom, enhanced by skylights, features an en-suite bathroom and useful eaves storage.

The landscaped, westerly-facing garden is a blend of paved and lawned areas, perfect for enjoying al fresco dining in the afternoon sun. Additionally, the versatile garden room offers an ideal space for a home office, studio, or relaxation area. The property also boasts convenient off-road parking.

Situated in South Portslade, this property enjoys a prime location just moments from Fishersgate Railway Station, with Portslade Railway Station also within easy reach. Local amenities are conveniently close by, and there are seamless bus links to Hove seafront and Brighton city centre. The property also falls within the catchment area of several highly regarded primary and secondary schools, making it an ideal choice for families.

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