



Sheppard Way, Portslade, BN41 2JD

Offers in excess of £390,000 - Freehold

Pearson
Keehan

Sheppard Way, BN41

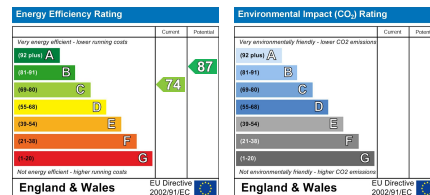
Approximate Gross Internal Area = 73.7 sq m / 794 sq ft
Approximate Garage Internal Area = 12.7 sq m / 137 sq ft
Approximate Total Internal Area = 86.4 sq m / 931 sq ft



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 herein, 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: Band E

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



Guide Price: £390,000 - £400,000

A beautifully presented three-bedroom, two-bathroom home benefiting from garage, private driveway, and a south-west facing rear garden situated in this popular residential location.

Sheppard Way is situated at the top of Fox Way, just off Langridge Drive. Boundary Road offers a wide variety of shopping facilities, as well as the Portslade mainline railway station. The local area is well-served by schools catering to all age groups.

The property features well-proportioned rooms throughout, with accommodation briefly comprising an entrance hall and a downstairs cloakroom. The spacious living room flows into the kitchen/breakfast room, which provides access out onto the rear garden.

All three bedrooms are located on the first floor, along with the family bathroom. The main bedroom benefits from its own private en-suite shower room.

The rear garden has a patio area from entering from the house and is mainly laid to lawn. From the rear garden there is also access into the rear of the garage.

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