

Shepherds Croft

Brighton

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About the property

****Guide price £1,000,000 - £1,100,000****

Presenting a luxurious and fully renovated four-bedroom detached house located in the sought-after neighborhood of Shepherds Croft in Brighton. Situated in a peaceful residential neighborhood, the area exudes a sense of community and provides a safe and family-friendly environment. The location provides access to excellent local schools including Dorothy Stringer and Varndean.

You are welcomed by a spacious and inviting hallway, that sets the tone for the rest of the house. To the left, a sleek and contemporary separate kitchen adorned with pristine white units, providing ample storage, plus a practical utility room. In addition, there is a versatile study room, perfect for those who work from home and a handy w/c.

The true highlight of the ground floor is the open plan living and dining room situated to the rear of the house. This expansive space is filled with natural light and offers picturesque views of the beautifully landscaped large lawned garden, which seamlessly blends indoor and outdoor living. Step outside to discover the joys of your private oasis, complete with a fully fitted garden studio—a perfect escape to work or relax amidst nature.

Moving up to the first floor, you will find three generously sized bedrooms, each exuding warmth and comfort. The principal bedroom is a sanctuary of its own, featuring a walk-in wardrobe that elegantly caters to your storage needs. The en-suite bathroom adds a touch of luxury, equipped with modern fixtures and finishes. The first floor also accommodates a separate family bathroom, thoughtfully designed for convenience and relaxation.

The top floor provides a fourth bedroom with its own en-suite bathroom and a large storage cupboard that ensures ample space to stow away belongings.

Completing the allure of this remarkable property, off-road parking and a garage provide secure storage for vehicles and further convenience for residents.

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BEDROOM

2

RECEPTION

3

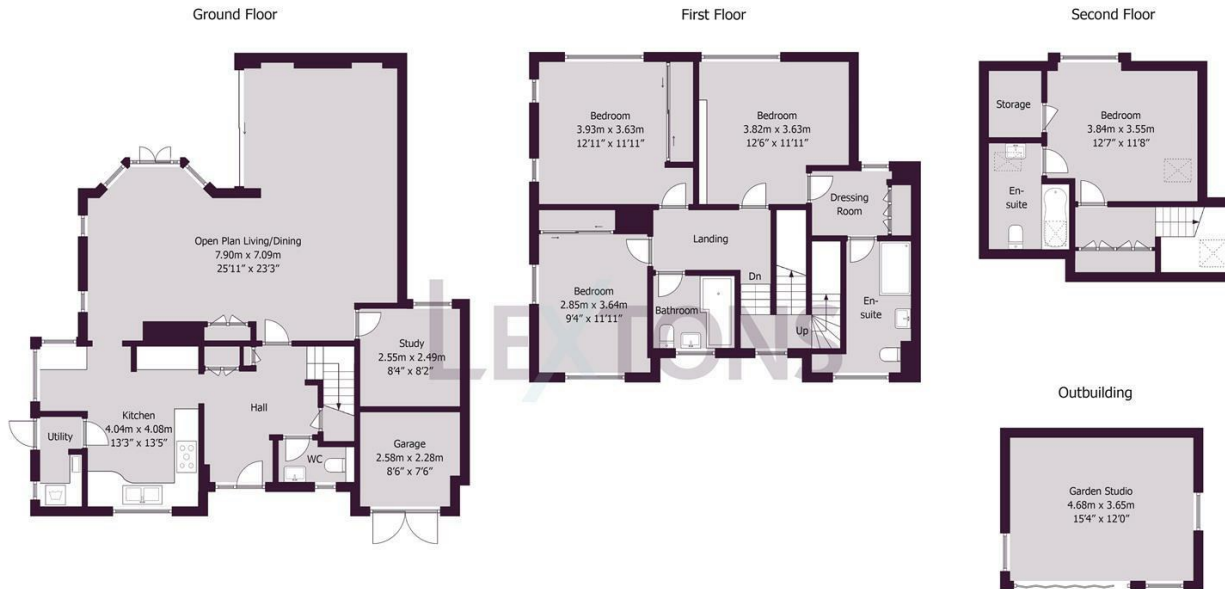
BATHROOM







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Approximate gross internal floor area 201.5 sq m/ 2169 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	