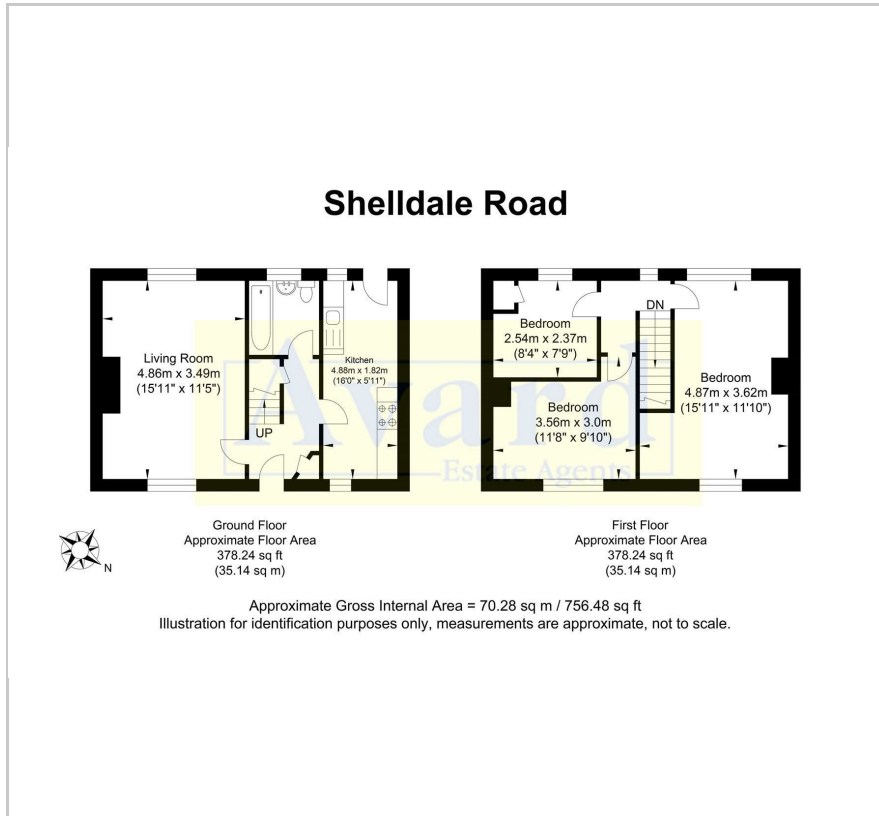




36 Shelldale Road  
Portslade, Brighton, BN41 1LF  
**£1,650 Per month**



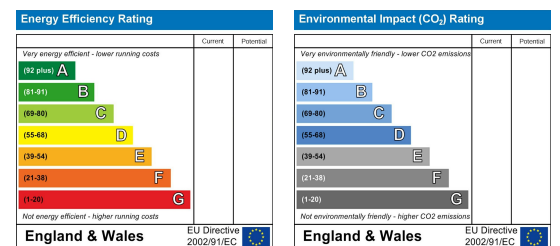
## Floor Plan



## Area Map



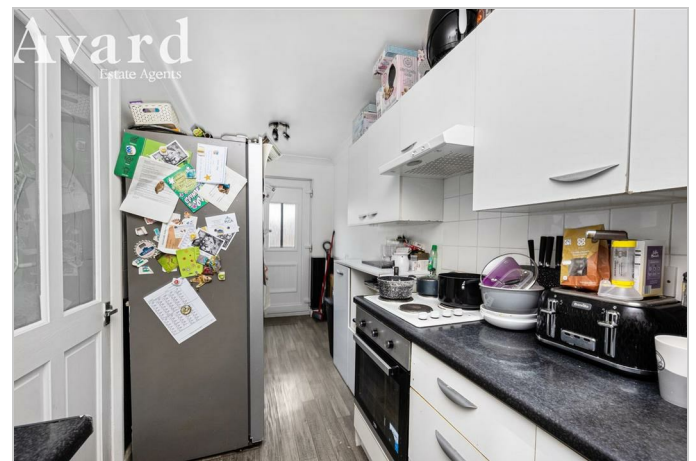
## Energy Efficiency Graph



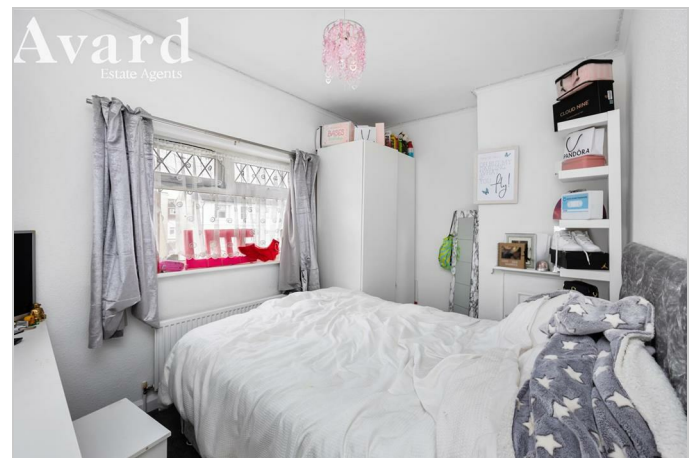
## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- Available Mid March
- Large South Facing Garden
- Driveway
- Semi Detached
- 3 Bedrooms
- Council Tax Band B



Avard estate agents are delighted to offer for let this 3 bedroom semi detached house with the benefit of a large south facing garden & driveway for 2 cars. Situated in the poplar location with Fishersgate Train Station a short walk from your front door and approximately half a mile away from Portslade Train Station with its commuter links to Gatwick Airport and London. Conveniently situated near to all the amenities of Boundary Road with its shopping facilities banks restaurants and bars.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.