



**Guide Price**  
**£375,000**  
**Freehold**

2x  1x  2x 

Shelldale Road, Portslade, Brighton, BN41

**cubitt&west**  
Helping you move forwards





## Main features

- Beautiful lounge / diner with feature fireplace
- Period features & quirky split level landing
- Stunning fireplace in bedroom
- Modern cottage kitchen
- Close to local amenities, bus routes, Fishersgate Train Station & close to A27

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 10'10 x 10'4 (3.30m x 3.15m)

Dining Area: 10'4 x 8'8 (3.15m x 2.64m)

Kitchen: 11'11 x 8'0 (3.63m x 2.44m)

### FIRST FLOOR

Landing

Bedroom 1: 14'5 x 10'6 (4.40m x 3.20m)

Bedroom 2: 10'6 x 8'10 (3.20m x 2.69m)

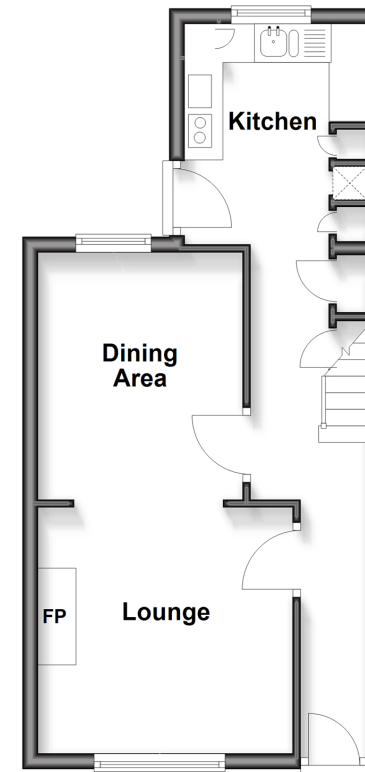
Bathroom

### OUTSIDE

Rear Garden

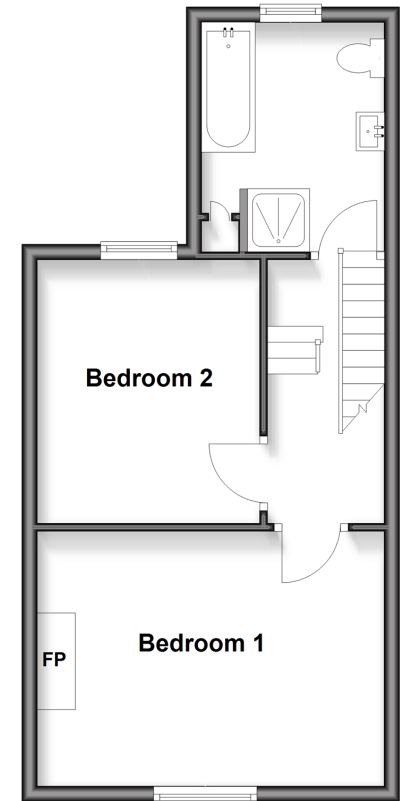
### Ground Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



### First Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



**Call Patcham - 01273 541934 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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