



Shepherds Croft

Brighton, BN1 5JF

Offers in excess of £850,000

The welcoming entrance hall leads through to a bright and spacious living room where a large picture window frames beautiful elevated views across the surrounding area, filling the room with natural light. To the rear, the separate dining room provides an excellent space for entertaining and flows effortlessly towards the garden, while the well appointed kitchen is complemented by a useful utility room.

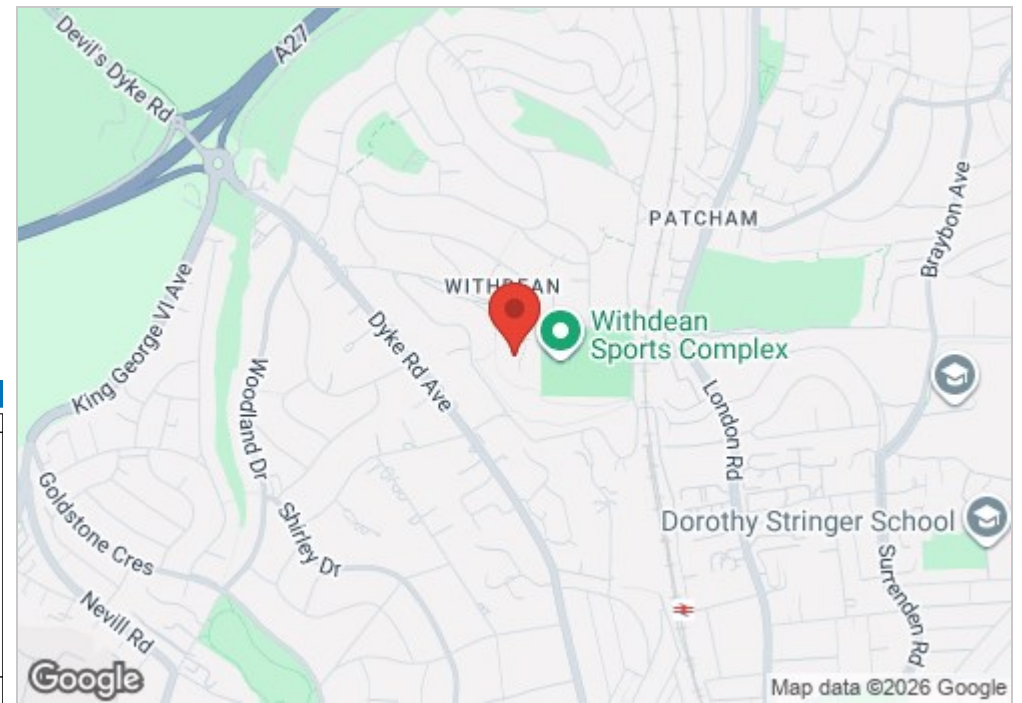
One of the standout features of the home is the delightful garden room, offering flexible accommodation to suit a variety of lifestyles. Whether used as a playroom, home office or second sitting room, this versatile space enjoys wonderful views over the beautifully landscaped rear garden and creates a seamless connection between the home and outdoors. A convenient ground floor WC completes the ground floor accommodation.

Upstairs, there are four well proportioned bedrooms served by two modern bathrooms, providing ample space for family life. The principal bedroom enjoys generous proportions, while the remaining bedrooms offer flexibility for children, guests or home working.

The rear garden is a true sanctuary, thoughtfully landscaped across several levels to create a variety of seating and entertaining areas surrounded by mature trees and established planting. Tucked away within the garden is a superb sauna, creating the perfect place to relax and unwind while enjoying the peaceful woodland setting. The garden backs directly onto beautiful greenery, providing an exceptional sense of privacy and tranquillity.

To the front, the property benefits from a private driveway and garage, together with a lawned front garden.

Shepherds Croft is perfectly located for easy access into central Brighton and is approximately a 15-minute walk from Preston Park Station, offering direct mainline services to London and Gatwick Airport, making it an ideal choice for commuters. The property also falls within the catchment area for a number of highly regarded local schools, further enhancing its appeal as a long-term family home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	79
England & Wales		EU Directive 2002/91/EC	

- Detached family home
- Two bathrooms plus ground floor WC
- Landscaped rear garden backing onto woodland
- Approximately 15 minute walk to Preston Park Station
- Four bedrooms
- Over 1,400 sq ft of accommodation
- Driveway and garage
- Within catchment for highly regarded local schools

SHEPHERDS CROFT

Approx. Gross Internal Floor Area = 130.20 sq m / 1401.46 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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All measurements are approximate



