



Sheepbell Close, Brighton

Guide Price
£315,000
Freehold

- THREE BEDROOM
- NO ONWARD CHAIN
- CLOSE PROXIMITY TO PORTSLADE STATION & THE SOUTH DOWNS
- TERRACED HOUSE
- POTENTIAL TO EXTEND STAMP

GUIDE PRICE: £315,000 - £340,000

Robert Luff & Co are delighted to bring to market this three bedroom terraced home on Sheepbell Close, Portslade — offered to the market with no onward chain.

The accommodation comprises an open-plan lounge/diner, a separate kitchen, three bedrooms and a family bathroom, along with a lawned rear garden and the benefit of allocated parking, with further free on-street parking also available. The garden benefits from additional external access via a private, shared-use alleyway. The home has been well maintained as a rental property and further benefits from double glazing throughout and a modern combi boiler, offering a comfortable, ready-to-move-into base — while also presenting an excellent opportunity for a buyer looking to update and add their own stamp, with scope to modernise the kitchen, bathroom and décor to personal taste over time.

Sheepbell Close is a quiet no-through road, conveniently located within reach of the green open spaces of the South Downs and offers easy access to the A27, making it well suited to

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Accommodation

Entrance Hall

Lounge/Diner 24'1" x 12'5" (7.35 x 3.81)

Kitchen 10'6" x 7'5" (3.22 x 2.27)

Stairs Leading To First Floor

Bedroom One 11'10" x 9'4" (3.61 x 2.86)

Bedroom Two 9'7" x 9'4" (2.93 x 2.86)

Bedroom Three 7'10" x 6'10" (2.39m x 2.08m)

Bathroom

Agents Notes

EPC Rating: C

Council Tax Band: C



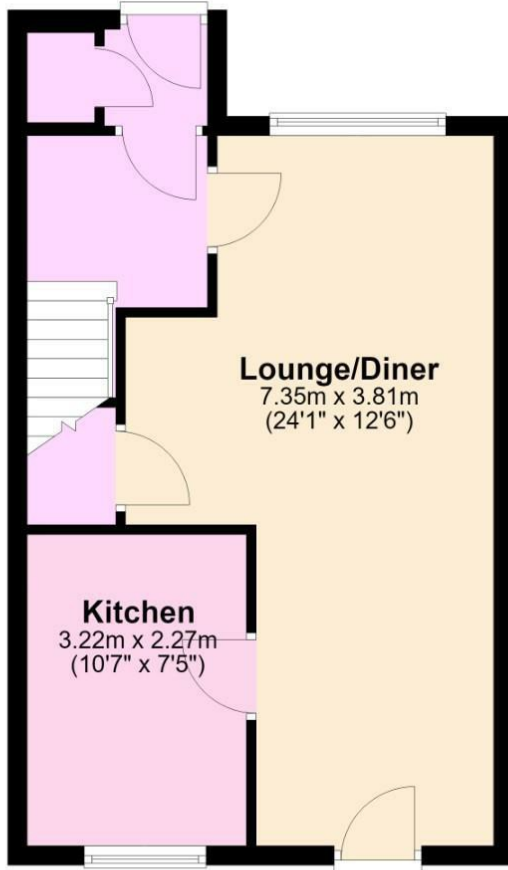
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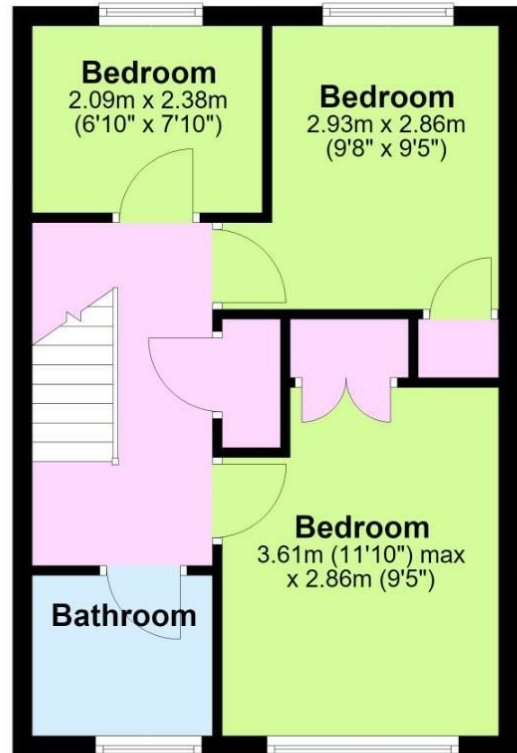
Ground Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 72.9 sq. metres (784.9 sq. feet)

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			
England & Wales		78	83
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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