

**Spencer  
& Leigh**



**87 Shelldale Road, Portslade, Brighton, BN41 1LE**

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Brighton, BN41 1LE

Guide Price £375,000 - £400,000 Freehold

- Well presented family home
- Three bedrooms
- 16' Living Room
- 15' Open plan kitchen/dining room
- Landscaped rear garden with veranda and useful outbuilding
- Modern fitted bathroom suite
- Private driveway providing off road parking
- Excellent location with easy commuter links
- Viewing highly recommended
- Vendor suited with a property with no onward chain

GUIDE PRICE £375,000 - £400,000

This delightful three-bedroom house in South Portslade presents an exceptional opportunity for those seeking a comfortable and well-connected home. A significant advantage is the private off-road parking, a highly sought-after feature in this popular area, ensuring convenience and peace of mind for residents.

Step inside and you'll find a thoughtfully presented interior, designed for modern living. The single reception room offers a versatile space, perfect for relaxing with family or entertaining guests. The layout flows seamlessly, creating an inviting atmosphere throughout. The property boasts three well-proportioned bedrooms, providing ample space for families, couples, or those needing a dedicated home office. The single bathroom is tastefully appointed, reflecting the overall high standard of maintenance found throughout the house.

WE LOVE the landscaped rear garden, a true outdoor sanctuary. This private space is ideal for al fresco dining, gardening enthusiasts, or simply unwinding after a long day. It offers a wonderful extension to the living accommodation with the veranda making a seamless connection, perfect for enjoying the warmer months. The garden has been meticulously cared for, creating a serene and attractive environment, with the added benefit of an outbuilding.

Location is paramount, and this property truly excels. It is perfectly situated for commuting, offering excellent access to Portslade mainline station, making journeys to Brighton, London, and beyond incredibly straightforward. Furthermore, local road networks are easily accessible, providing convenient routes for drivers. The surrounding area of Portslade offers a vibrant community feel, with a range of local amenities, shops, and schools all within easy reach, catering to every daily need.

One of the most compelling aspects of this offering is that the vendor has already found their next home, meaning there is NO CHAIN.



Positioned in a popular area of South Portslade with local shops, parks and what are considered to be good schools catering for all ages close by. Boundary Road shopping and Portslade & Fishergate train stations are also a short stroll away. A useful Co-op local is within easy walking distance with the Holmbush shopping centre with M&S, Next and Tesco Superstore being a short drive away along with travel networks in and out of Brighton & Hove City Centre.



Entrance  
 Entrance Hallway  
 Living Room  
 16'3 x 12'1  
 Kitchen/Dining Room  
 15'6 x 8'10  
 Stairs rising to First Floor

Bedroom  
 13'5 x 8'9  
 Bedroom  
 10'1 x 6'11  
 Bedroom  
 9'1 x 8'9

Family Bathroom

OUTSIDE

Rear Garden

Summer House  
 7'11 x 5'9

Store  
 5'8 x 4'9

Property Information

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Private driveway and un-restricted on street parking

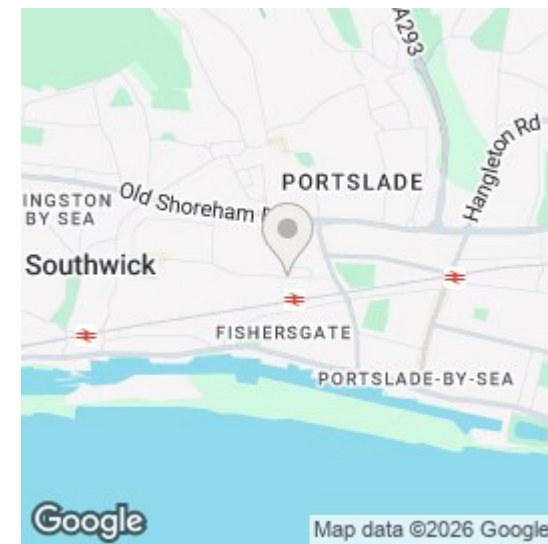
Broadband: Standard 15 Mbps, Superfast 49 Mbps. Ultrafast 1800 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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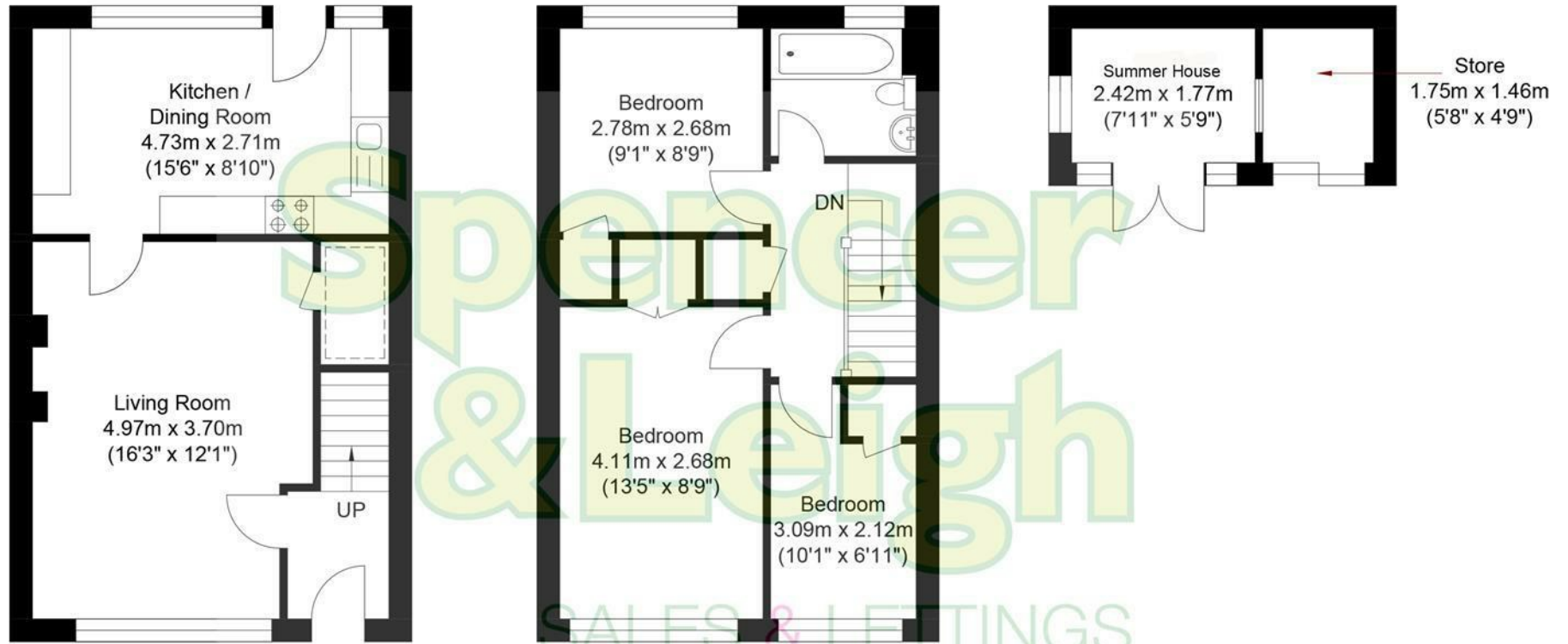
Council:- BHCC  
 Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Shelldale Road



Ground Floor  
Approximate Floor Area  
393.63 sq ft  
(36.57 sq m)



First Floor  
Approximate Floor Area  
393.63 sq ft  
(36.57 sq m)

Outbuilding  
Approximate Floor Area  
75.77 sq ft  
(7.04 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 73.14 sq m / 787.26 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.