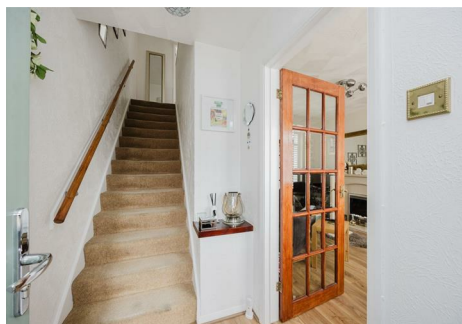




**73 Shelldale Road  
Brighton  
BN41 1LE**

The Weatherill Property Group are pleased to exclusively present this two storey family home with benefits including off street parking, an attractive rear garden, a well laid out living room and kitchen/dining room, and being located close to Fishersgate Railway Station within the ever popular Portslade area.



**Offers In The Region Of £375,000 Freehold**



## Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

## Agents Notes

The accommodation within briefly comprises: 3 bedrooms, a bathroom, an entrance porch and entrance hall, a good sized lounge and a family sized kitchen/dining room.

In terms of outside space, the property boasts off street parking to the front and good sized level rear garden accessed via the kitchen. The house is offered for sale in good order throughout, has good storage, gas central heating and double glazing.

The property is ideally located in terms of local shopping facilities, good schools and the Mainline Railway Station. There are open greens spaces nearby including Victoria Park and Vale Park.

- A GOOD SIZED WELL LAID OUT FAMILY HOME
- 3 BEDROOMS
- BATHROOM WITH A WHITE SUITE
- A GOOD SIZED LOUNGE
- A FAMILY SIZED KITCHEN/DINING ROOM
- OFF STREET PARKING TO THE FRONT

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



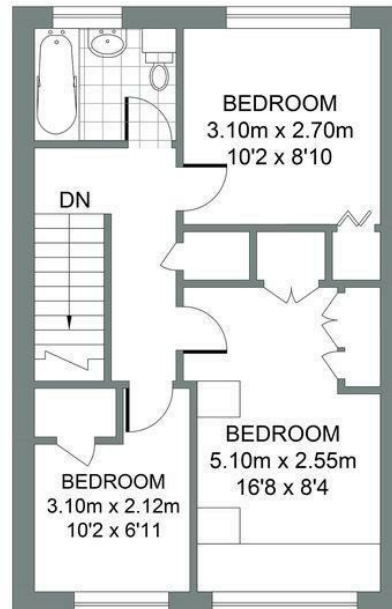
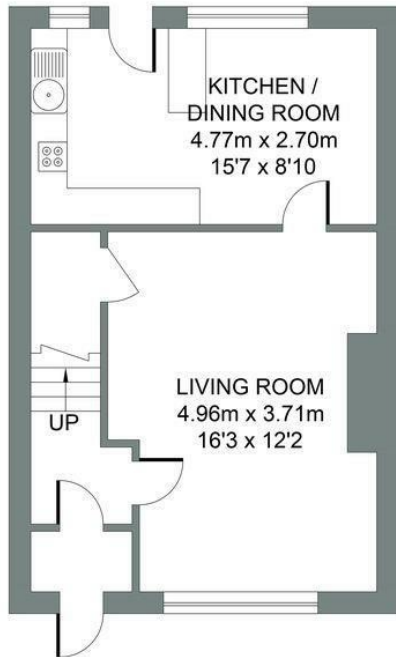
## Floor plans

### GROUND FLOOR

Approximate Gross Internal Area  
37.02 sq m / 398.48 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
37.02 sq m / 398.48 sq ft



SHELLDALE ROAD

Total Area : 74.04m<sup>2</sup> = 796.95 ft<sup>2</sup>

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