



18 Shepherds Croft

Brighton BN1 5JF

Asking Price: £900,000

- DELIGHTFUL FAMILY HOME
- FOUR DOUBLE BEDROOMS
- ENSUITE BATHROOM
- FAMILY BATHROOM
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- STUDY
- DELIGHTFUL SOUTH/WEST FACING GARDEN
- GARAGE
- NO ONWARD CHAIN

A delightful family home presented in excellent order throughout, offering bright, spacious accommodation and far-reaching views. Thoughtfully arranged, the property provides an ideal setting for modern family living in a highly desirable residential close.

The accommodation comprises four well-proportioned double bedrooms, including an impressive principal suite featuring an en-suite bathroom and sliding doors opening directly onto the garden, creating a wonderful connection between indoor and outdoor living. The attractive living room enjoys elevated views and provides a welcoming space for relaxation and entertaining. A well-appointed kitchen/breakfast room offers ample space for dining and everyday family life.

Externally, the property benefits from a private south-west facing garden, ideal for enjoying afternoon and evening sunshine. Additional advantages include a driveway providing off-street parking for one vehicle, a garage. Offered to the market with no onward chain.

The home is superbly positioned for convenient access to Withdean Sports Centre and Preston Park Station, providing excellent transport links and local amenities nearby.

ENTRANCE HALL Two fitted cupboards, radiator, door to garden.

CLOAKROOM Comprising low level w.c with concealed cistern, wash hand basin, radiator.

KITCHEN/BREAKFAST ROOM Incorporating 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with extractor over, oven, space for fridge/freezer, plumbing for washing machine and dishwasher, tall fitted cupboard, tiled splashback, double glazed window, radiator, French doors to garden.

LIVING ROOM Large double glazed window offering far reaching views, gas fire, fitted shelves in alcove, radiator.

STUDY Fitted shelving, radiator, UPVC double glazed window and sliding patio doors to garden.

FIRST FLOOR

LANDING Two UPVC double glazed windows.

BEDROOM 1 Two fitted double wardrobes, radiator, double glazed window and sliding patio door to garden.

ENSUITE SHOWER ROOM Comprising panelled bath with separate shower, pedestal wash hand basin, low level w.c, heated ladder style towel rail, part tiled walls, double glazed window.

BEDROOM 2 Fitted double wardrobe, double glazed window with far reaching views, radiator.

BEDROOM 3 Fitted double wardrobe, double glazed window with far reaching views, radiator.

BEDROOM 4 Double glazed window with far reaching views, radiator.

BATHROOM Comprising panelled bath with shower over, sink with cupboards and drawers under, top to side, low level w.c, heated ladder style towel rail, part tiled walls, double glazed window.

OUTSIDE

PARKING FOR ONE VEHICLE

GARAGE

SOUTH/WEST FACING REAR GARDEN Mainly laid to lawn with established borders, two patio areas, summer house and shed.

Council Tax Band F (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Approximate Gross Internal Area = 1643 sq ft / 152.6 sq m

Illustration for identification purposes only; measurements are approximate, not to scale. © Whitlock and Heaps 2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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