



**Shenfield Way, Brighton, BN1 7EX**

**£600,000**



**Property Type:** Detached House

**Bedrooms:** 5

**Bathrooms:** 3

**Receptions:** 3

**Tenure:** Freehold

**Council Tax Band:** D

- Detached Family Home
- No Chain
- Off Road Parking
- Very Good Size Rear Garden
- Versatile Accommodation
- Three Bath/Shower Rooms
- Five Bedrooms
- Three Reception Rooms
- Family Location
- Huge Potential

Very spacious detached family home offered with versatile accommodation throughout and huge potential. Sought after family location and offered with no onward chain and off road parking.





## INTERNAL/EXTERNAL

An exciting opportunity to acquire this spacious detached family home in a popular residential location, offering versatile accommodation and excellent potential to modernise and create your ideal home.

The property is offered with no onward chain and provides generous living space across two floors, along with a large rear garden and off-road parking to the front.

On the ground floor, a spacious hallway leads to two bright reception rooms — ideal for both everyday living and entertaining. A large kitchen and dining space offers scope to reimagine the layout into a modern open-plan hub of the home. The ground floor also benefits from a bedroom with shower facilities, a separate shower room, and a cloakroom/WC, making this level particularly versatile for guests, extended family, or those needing single-level living.

Upstairs, there are four comfortable bedrooms. The principal bedroom enjoys its own en-suite bathroom room, while the remaining bedrooms are served by a family bathroom. Each room is well proportioned and filled with natural light, providing a flexible arrangement for family members or home working.

The outside space is another highlight. To the rear, a very good size garden offers plenty of room for children to play, for gardening enthusiasts to create something special, or for simply relaxing in the sunshine. To the front, the property benefits from formal gardens and off road parking.

Although the property does require updating in places, the size, layout, and location make it a fantastic opportunity for buyers looking to create a long-term family home in Brighton.

## LOCATION

Shenfield Way is well placed for families, with a selection of highly regarded local schools within easy reach. For commuters, there are excellent road links via the A27 and A23, giving quick access to London, Gatwick, and the wider Sussex area, while Preston Park and Brighton mainline stations are also accessible for fast train services into London.

The property sits close to local shops and everyday amenities, with larger supermarkets and retail facilities just a short drive away. For leisure, nearby green spaces such as Hollingbury Park and the South Downs National Park provide wonderful opportunities for walking, cycling, and outdoor activities, while Brighton's vibrant city centre and seafront are only a short journey away — offering a fantastic mix of culture, restaurants, and entertainment.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1777 ft<sup>2</sup>  
165.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make our particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.