





13 SHELLDALE ROAD

PORTSLADE, BN41 1LE

£2,495 PER MONTH

ONLY 3 REMAINING!! Welcome to this stunning new build terraced house located in the popular South Portslade. This impressive property boasts four bedrooms, making it an ideal family home. A substantial house spanning 1230 ft over three floors providing ample space throughout.

One of the standout features of this home is its remarkable energy efficiency, highlighted by an A-rated Energy Performance Certificate (EPC). This is complemented by an air source heat pump, triple glazed windows and solar panels, ensuring that your energy bills remain very low while maintaining a comfortable living environment throughout the year.

The luxury principal suite on the second floor offers a private retreat, complete with an en-suite bathroom that exudes elegance and comfort. Additionally, the superb family bathroom is designed with modern fixtures and finishes, catering to the needs of a busy household.

The heart of the home is undoubtedly the kitchen diner, which provides a perfect setting for family meals and gatherings. This open-plan space is designed for both functionality and style, making it a delightful area for cooking with its integrated Bosch appliances and entertaining area with the bi fold doors opening onto the landscaped garden.

Completing this exceptional property is a convenient cloakroom, adding to the practicality of the home. With its contemporary design, thoughtful layout and superb attention to detail, this new build house is a blend of modern living and comfort. The home is available to move in now, so don't miss the opportunity to make this beautiful property your new home.

Nicholas James

SALES LETTINGS AUCTIONS












NJ



Shelldale Road

Approximate Gross Internal Area
114.3 sq m / 1230 sq ft

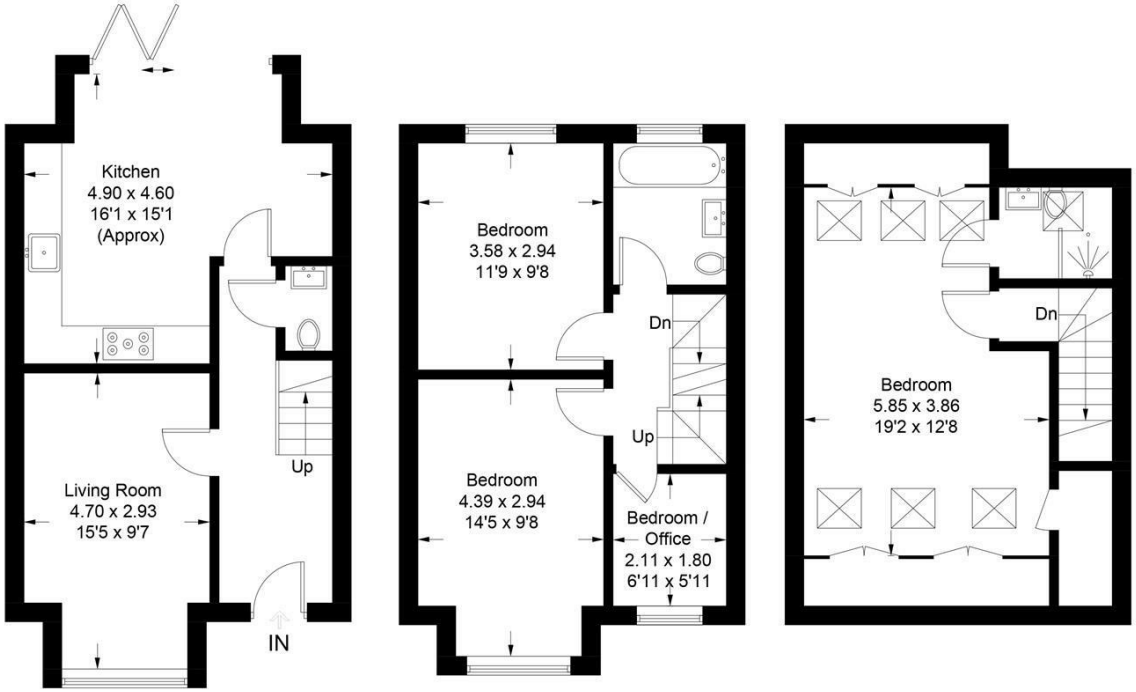
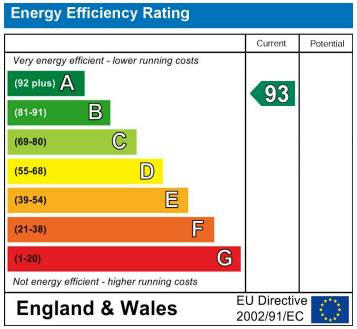


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1324584)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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