



Shelldale Road  
Brighton, BN41 1LF

**FERMERS**



4



3



2



**TENURE**  
Freehold

**EPC RATING**

**COUNCIL TAX BAND**  
B



**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>		
(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		

**England & Wales**

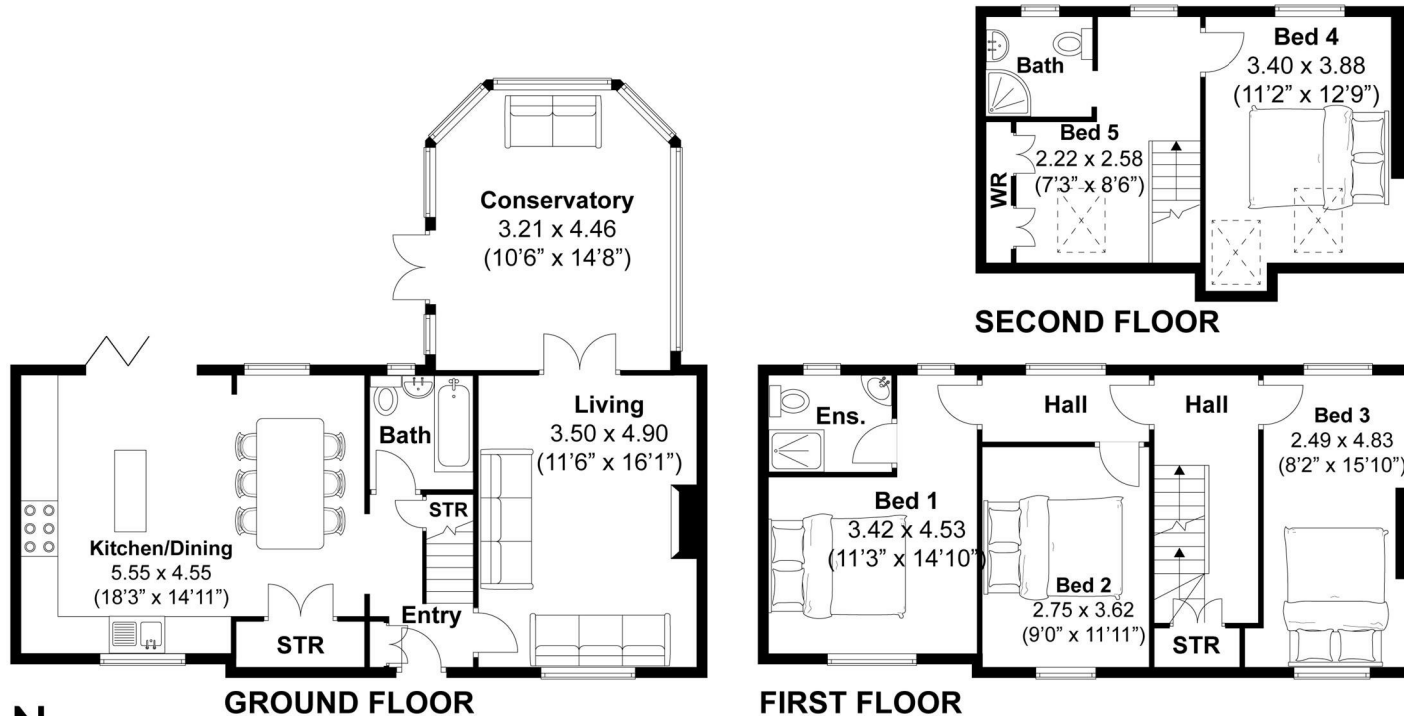
EU Directive  
2002/91/EC



# Shelldale Road

Shelldale Road, Portslade

Approximately 143 sqm (1538 sqft)



**Disclaimer:**

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



# FERMERS

**OFFICE ADDRESS**

67 Queen Victoria Avenue  
Hove  
East Sussex  
BN3 6XA

**OFFICE DETAILS**

01273 541 177  
sales@fermers.co.uk  
www.Fermers.co.uk

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