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## 54 Sheppard Way

Brighton, BN41 2JD

**Offers In Excess Of £400,000**

A well-presented, three bedroom, two bathroom house with a garage and private drive, south facing rear garden with sea views. Offered for sale with no onward chain.

Sheppard Way is located at the top of Fox way and just off Langridge Drive. A comprehensive range of shopping facilities can be found in Boundary Road along with Portslade mainline railway station. Schools catering for all age groups are well represented in the local area. Council tax band E.

Accommodation comprises of an entrance hall and downstairs cloakroom. The living room leads to the kitchen/breakfast room which is fitted with white high gloss units and has space and plumbing for appliances. A door leads out to the garden which has a patio area and is mainly laid to lawn. At the back of the garage is a door that leads out to the garden. Carpeted stairs lead up to three bedrooms the main one to the front has an en-suite shower room/WC and the family bathroom is at the rear.

This house is a perfect first-time purchase or investment opportunity.

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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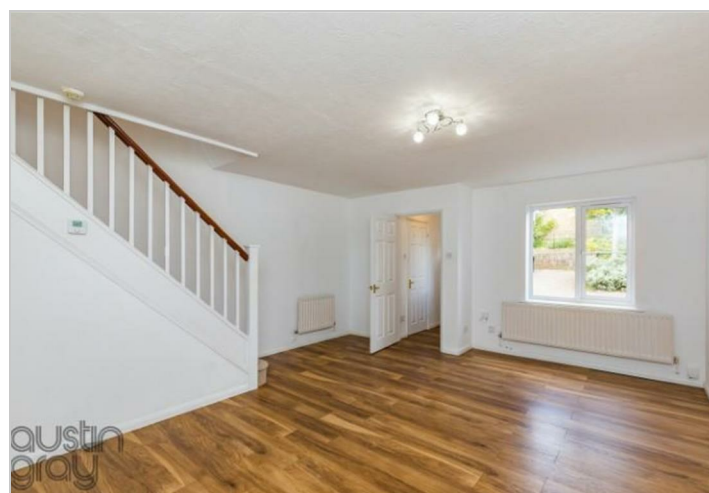
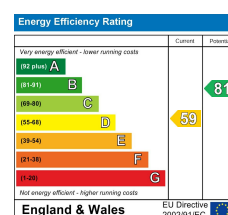
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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