



15 Sheppard Way, Portslade BN41 2JD

Asking Price Of £475,000

- FOUR BEDROOM DETACHED FAMILY HOME
- LARGE LIVING ROOM
- LARGE KITCHEN
- SEPARATE DINING AREA
- TIERED GARDEN
- ENSUITE TO MASTER
- OFF ROAD PARKING AND GARAGE
- DOUBLE GLAZED

This large four-bedroom detached family home offers ample space, with a large living area, separate dining area with a very good size kitchen. The home also boasts a garage which has vinyl flooring with electrics as well as off road parking to front. Constructed in the 1990s, this house has a lovely feel throughout and is brought to market with no onward chain.

Situated off Fox Way, bus routes operate locally making public transport easily accessible to get into the city centre. There are shops a short walk away or driving to West Hove Sainsbury's or Holmbush for their shopping facilities including petrol station. The A27 slip road is located close by, making commutes out of the city simple.

ENTRANCE HALL Radiator, door to cloakroom.

CLOAKROOM Low level w.c., wash hand basin with mixer taps, radiator, UPVC double glazed frosted window.

LIVING ROOM UPVC double glazed bay window overlooking front, two radiators.

RECEPTION/DINING ROOM UPVC double glazed door to garden, radiator.

KITCHEN Large kitchen with ample worksurfaces incorporating stainless steel sink unit with mixer tap and drainer, cupboards and drawers with matching eye level cupboards, inset five ring 'Neff' gas hob with extractor above, integrated oven and microwave, space for washing machine and dishwasher, door to under stair storage housing alarm system, cupboard housing 'ideal' conventional gas fired boiler, door to garage, two ladder style radiators, UPVC double glazed windows and door to garden.

FIRST FLOOR

LANDING Loft hatch, airing cupboard housing water tank.

BEDROOM 1 Built in wardrobe with further storage, dual UPVC double glazed windows overlooking garden, two radiators, door to en-suite.

EN-SUITE Part tiled with step in shower cubicle, 'Triton' electric shower unit, pedestal wash hand basin, heated towel rail, low level w.c., extractor fan.

BEDROOM 2 Double glazed sash windows overlooking front, radiator.

BEDROOM 3 Built in wardrobe, UPVC double glazed

window overlooking front, radiator.

BEDROOM 4 Double glazed sash window overlooking garden, radiator.

BATHROOM Mostly tiled, comprising panelled bath with mixer taps and shower over, heated towel rail, pedestal wash hand basin, low level w.c., UPVC double glazed frosted windows, extractor fan.

OUTSIDE

FRONT GARDEN Off road parking with mature tree, side access to rear garden.

GARAGE With up and over door, power.

REAR GARDEN Triple tiered garden with fence to both side and large brick wall to rear, mature borders with shrubs and trees.

SHEPPARD WAY

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1372 sq ft / 127.5 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1375 sq ft / 127.8 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (RICS). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- HH Head Height Below 1.5m
- MP Measuring Points
- S Storage Cupboard
- WB Fitted Washbasin
- GD Garden Shortened for Display



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