



48, Sheppard Way, Mile Oak, Portslade BN41 2JD

Spencer
& Leigh

48, Sheppard Way,
Mile Oak, Portslade BN41 2JD

Guide Price £275,000 - Freehold

- Well presented mid terrace family home
- Two double bedrooms
- En-suite to master bedroom
- 19' Living room
- Fitted kitchen with space & plumbing for appliances
- Useful ground floor cloakroom
- White family bathroom suite
- Westerly aspect rear garden
- Off road parking to the front
- Viewing highly recommended

GUIDE PRICE £275,000 - £295,000

Boasting a favoured east to west aspect, this bright & airy family home is considered essential for viewing! The accommodation comprises a 17' lounge/dining room leading to the westerly facing rear garden, a 10' kitchen with space and plumbing for both dishwasher & washing machine and conveniently a downstairs cloakroom/WC on the ground floor. At the first floor level you will find two double bedrooms with the master having fitted wardrobes and an En-suite shower room. Additionally on the first floor is the family bathroom with a white suite. WE LOVE the far reaching views across Portslade towards the South Downs.



Sheppard Way is lovely residential area near Foredown Tower with local schools nearby and supermarkets Sainsbury's & Tesco's a few minutes by car. Easy access to all major routes into and out of the city and frequent buses from Fox Way. Golf courses and sports centres are also close by.



Entrance hall

Kitchen
10'1 x 6'7

Living room
19'4 x 12'9

Ground floor cloakroom/WC

Stairs rising to first floor

First floor landing

Bedroom
12'10 x 9'3

En-suite

Bedroom
12'9 x 8'4

Family bathroom

OUTSIDE

Allocated parking

Front garden

Outside storage cupboard

Rear garden

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Starting out at Spencer & Leigh,
10 South Street,

Turn left onto Manor Road

Turn right onto Foredown Road

Turn left onto Fox Way

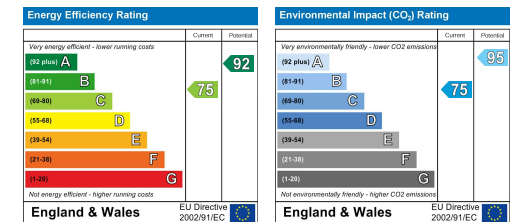
Turn left onto Langridge Drive

Turn right onto Sheppard Way

Finish on Sheppard Way

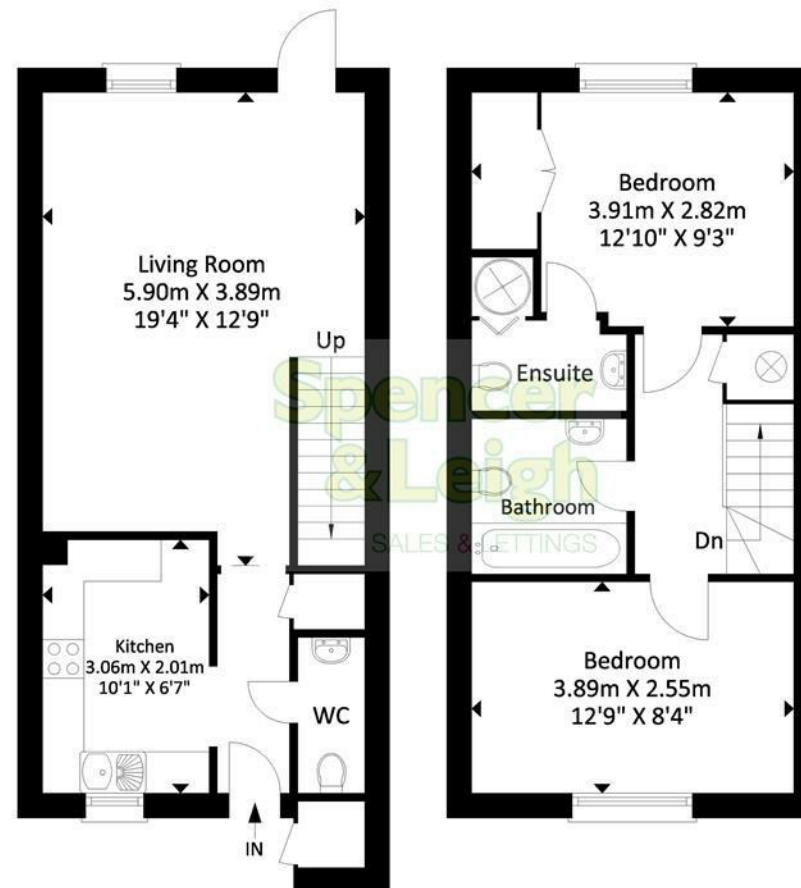
Council:-

Council Tax Band:- D



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Sheppard Way



Ground Floor
Approximate Floor Area
362.09 sq ft
(33.64 sq m)

First Floor
Approximate Floor Area
354.24 sq ft
(32.91 sq m)

Approximate Gross Internal Area = 66.55 sq m / 716.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.