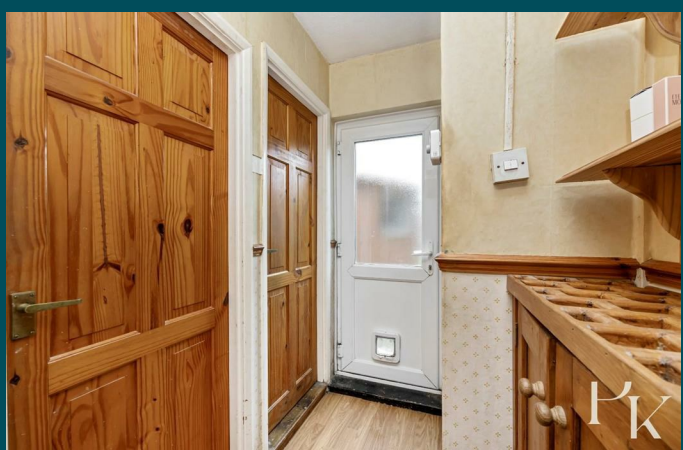
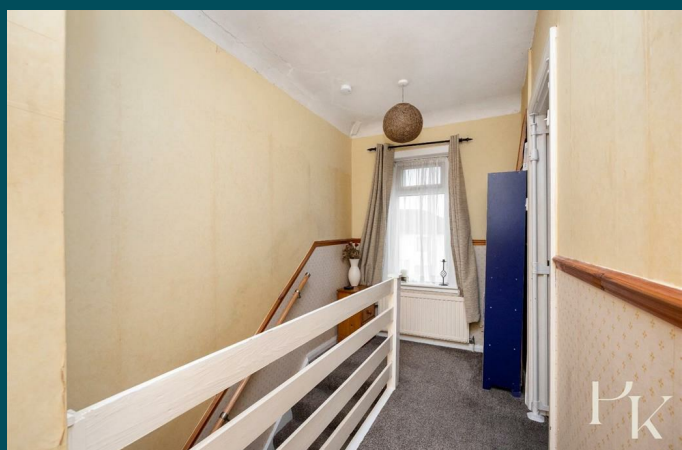




46 Shelldale Road

Brighton, BN41 1LF

Asking price £375,000

Set on a prominent corner plot and set back from the road, this well-appointed three-bedroom semi-detached home offers excellent scope to extend, along with off-street parking complete with an EV charging point and a delightful south-facing garden. Located in ever-popular and vibrant South Portslade, it provides easy access to a wide range of amenities, several highly regarded local schools and excellent transport links.

Upon entering, the ground floor features an expansive living/dining room at the front, while to the rear sits a fully fitted kitchen, a bright tiled bathroom and a separate WC. A side door offers direct access to the private garden.

Upstairs, the first floor hosts three double bedrooms, including a generous principal bedroom to the front with fitted wardrobes. Loft access is also available on this level and, if desired, offers potential to create an additional bedroom with en-suite facilities (STNC).

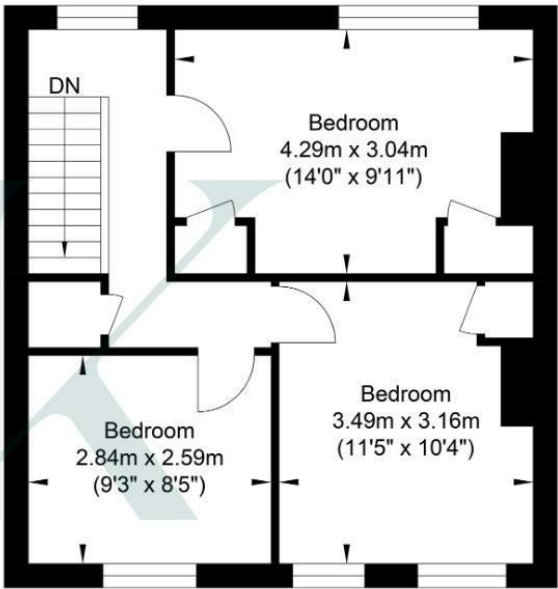
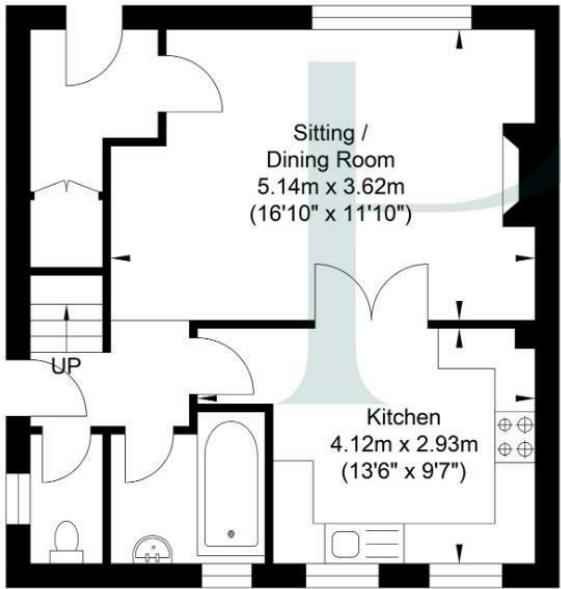
Outside, the deceptively large south-facing garden has been thoughtfully landscaped, featuring a decked terrace ideal for outdoor dining and making the most of the all-day sunshine. This leads to a lawned area perfectly suited to entertaining family and friends. Mature planting adds charm and privacy, and a tucked-away side garden accommodates a large shed—ideal for storage of tools, furniture and sports equipment. With the garden’s generous proportions, the property offers superb potential to extend to the side or rear.

To the front, the house sits attractively within its plot, with a driveway providing convenient off-street parking and the added benefit of an EV charging point.

Ideally positioned, Shelldale Road is set within a popular residential area of Portslade. Both Fishersgate and Portslade railway stations are within walking distance, offering convenient commuter links to London, Gatwick and Brighton. A wide range of amenities can be found along nearby Boundary Road, including popular cafés, restaurants, and supermarkets. The property also falls within easy reach of several well-regarded schools, making it an excellent choice for families. Hove seafront is also just a short journey away.



Shelldale Road



Ground Floor
Approximate Floor Area
449.50 sq ft
(41.76 sq m)

First Floor
Approximate Floor Area
449.50 sq ft
(41.76 sq m)

Approximate Gross Internal Area = 83.52 sq m / 899.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Pearson
Keehan