



## 56 Sheppard Way

Brighton, BN41 2JD

Offers In Excess Of £325,000



A WELL PRESENTED MID-TERRACE HOUSE IN A FAVOURED, QUIET LOCATION WITH SUPER VIEWS.

Situated off Fox Way, with local shopping facilities available in Valley Road as well as the local Sainsbury's superstore. Local parks and sports centre are available off Chalky Road as well as downland walks and bus service providing access to most parts of Brighton and Hove. Access to motorways is excellent for commuters.



### CANOPIED ENTRANCE

Outside light point, built in storage cupboard, also housing meters, double glazed front door with glazed upper panelling leading to:

### ENTRANCE HALL

Ceiling light point, laminate wood flooring, built in storage cupboard, radiator.

### CLOAK ROOM/W.C

Ceiling light point, radiator, low level w.c, vanity unit with inset sink with hot and cold taps, built in storage cupboards under and tiled surround. Wall mounted electric consumer unit.

### KITCHEN 7'11 x 6'5 (2.41m x 1.96m)

Ceiling light point, double glazed window to front. Range of built in eye level and base units comprising of cupboards and drawers, high gloss roll edge work surfaces, one and a half bowl sink and drainer unit with mixer tap, built in gas hob with extractor hood over and electric oven under. Cupboard housing modern 'Vaillant' gas central heating boiler. Space and plumbing for washing machine, space for under counter appliances, tiled splash backs. Tiled effect laminate wood flooring.

### LOUNGE 15'3 x 12'5 (4.65m x 3.78m)

Westerly aspect with ceiling light point, radiator x 2, TV aerial point, telephone point, recessed understairs storage space, double glazed casement doors providing access to:

### CONSERVATORY/DINER 10'8 x 9'3 (3.25m x 2.82m)

Westerly aspect, of uPVC construction with insulated pitched roof, inset recessed spot lighting, radiator, laminate wood flooring, double glazed windows and centralised double glazed casement doors providing access to garden. Superb views across Mile Oak to downland and the south offering distant sea views.

### STAIRS

Form lounge area leading to:

### FIRST FLOOR LANDING 6'4 x 3'5 (1.93m x 1.04m)

Hatch to loft space, spindles to hand rail, ceiling light point.

### BEDROOM ONE 12'3 x '2 (3.73m x '0.61m)

Westerly aspect with double glazed window overlooking rear garden and offering superb views across Mile Oak to downland and the south offering distant sea views. radiator, ceiling light point, built in storage cupboard also housing hot water cylinder.

### BEDROOM TWO 12'7 x 7'11 (3.84m x 2.41m)

2 x double glazed window to front, radiator, ceiling light point, built in wardrobes providing hanging space and shelving with sliding doors to front one with in built mirror.

### BATHROOM 6'5 x 6'1 (1.96m x 1.85m)

Recessed spot lighting, extractor fan, low level w.c, panelled bath with mixer tap and wall mounted 'Mira' electric shower over, folding shower screen, aqua board surround. Built in storage unit shelving and over shelf, wash hand basin with mixer tap and pop up waste and storage cupboard under, tiled splash backs, radiator.

### OUTSIDE

### TWO CAR PARKING SPACES

2 x Private car parking spaces.

### REAR GARDEN

Westerly aspect being laid to paved patio, shrub/fruit trees and slate stone borders, all weather shed, gate providing access to side path and front of property. Superb views across Mile Oak to downland and the south offering distant sea views.

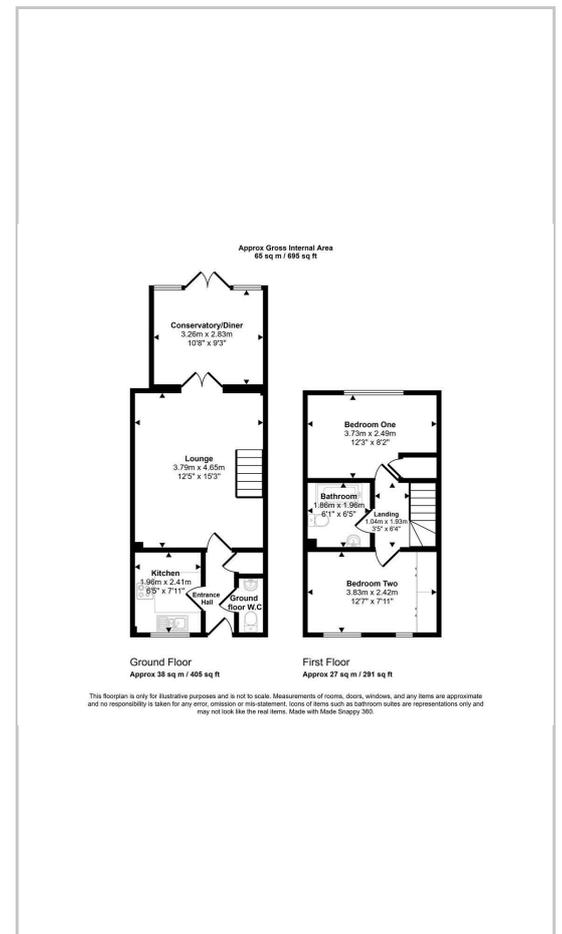
### COUNCIL TAX

Band D

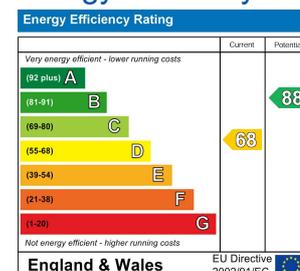
## Area Map



## Floor Plans



## Energy Efficiency Graph



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