



2 Shepherds Croft

Brighton, BN1 5JF

Guide price £950,000

This lovely, detached family home is in the popular Withdean area and boasts just under 1,700 sq ft. Located on this quiet tree-lined road in Brighton, this is one not to miss!



- Detached House

▪ Stunning Views

▪ Double Length Garage

▪ Dual Aspect Living Room

▪ Close To Mainline Train Stations
- 3/4 Bedrooms

▪ Large Wrap Around Garden

▪ Mature Front Garden

▪ Modern Kitchen

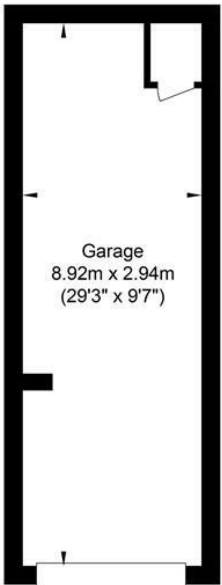
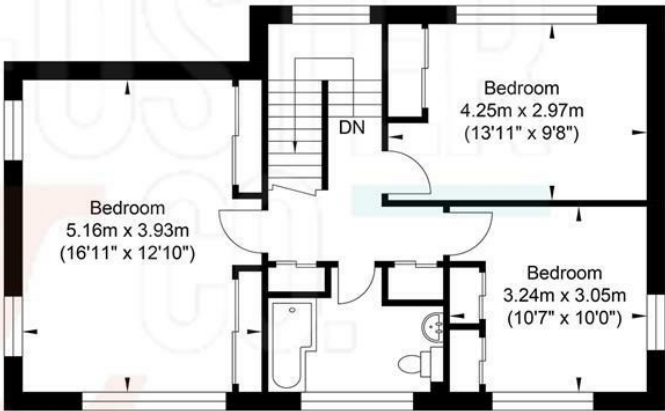
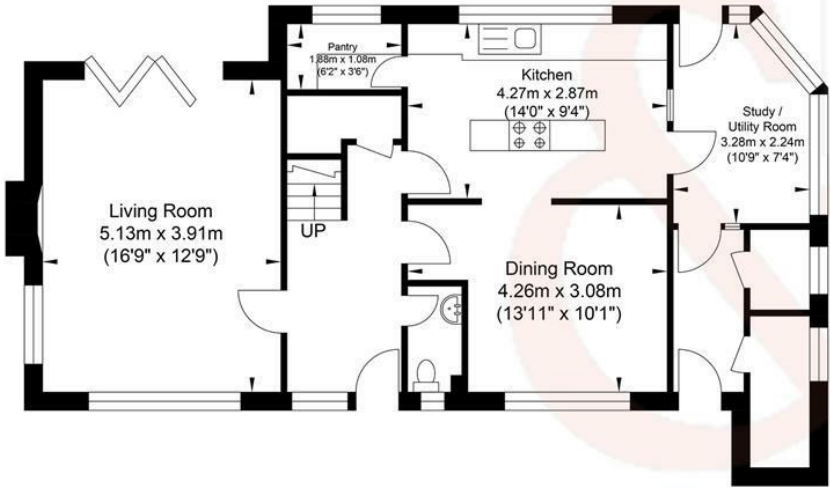
▪ Potential To Extend

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

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



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Ground Floor
Approximate Floor Area
787.16 sq ft
(73.13 sq m)

First Floor
Approximate Floor Area
627.53 sq ft
(58.30 sq m)

Garage
Approximate Floor Area
282.22 sq ft
(26.22 sq m)

Approximate Gross Internal Area = 157.65 sq m / 1696.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.