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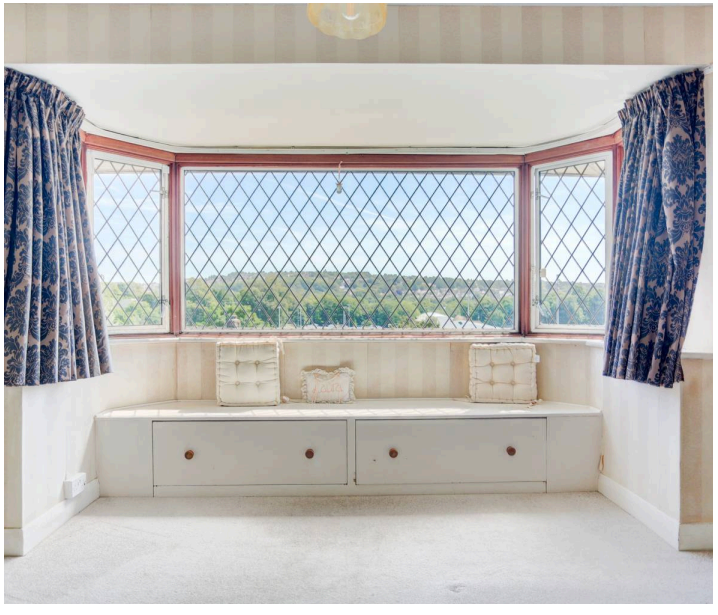
sales & lettings

Shepherds Croft

Brighton

£995,000



Located in sought-after Withdean location, a generously-sized FOUR BEDROOM DETACHED FAMILY HOME with a delightful large TIERED REAR GARDEN, a PRIVATE DRIVEWAY and a GARAGE.

Arranged over two floors and extending to just under 2,000 sq ft (180.8 sq m), this detached home offers spacious, well-proportioned accommodation throughout. While well maintained by the current owners, it also presents an excellent opportunity for a new owner to update and personalise the property to suit their own tastes.

The ground floor centres around a generous reception room, where a large bay window brings in plenty of natural light and sliding doors open directly onto the rear terrace. Alongside is a fitted kitchen with ample cupboard and worktop space, including a useful walk-in larder. The boiler has recently been replaced and relocated to the kitchen, freeing up the former boiler cupboard for additional storage and is covered by a long-term guarantee. A separate utility room, office space and adjoining cloakroom add further practicality.

The first floor provides five well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, a large bay window and an en-suite shower room, while the remaining bedrooms are served by a family bathroom. Built-in storage is provided throughout the home.

To the rear, the sizeable tiered garden is laid mainly to lawn with a number of terraces, providing plenty of space to sit and enjoy the warmer months. A well-kept front garden, private driveway, car port and garage complete the property.

An attractive rear garden poses a fantastic spot for al fresco dining, boasting an established lawn, pond and terraces to the front and rear. To the front, there is a private driveway and a garage.
Planning permission was granted by Brighton & Hove City Council in 2010 for a roof and loft extension. Although the works were not undertaken, the original plans and drawings remain available and may be useful to any future owner wishing to explore the potential to extend the property, subject to obtaining the necessary current planning permission and consents.

In the Local Area
Located in a highly peaceful location, the Three Cornered Copse, Withdean Park and the South Downs are all close at hand offering an abundance of outdoor space, while Withdean Sports Complex covers a range of activities from power yoga to tennis.

Nearer to home, there's an array of local shops and amenities on Valley Drive. Nearby Preston Park train station offers convenient mainline routes to London and Gatwick, and at the top of the road, Dyke Road Avenue offers easy access to the A27 and A23. Regular bus services travel across the city and out up to Devil's Dyke with its long walks and panoramic views. Wickwoods Country Hotel and Spa sits at the foot of the South Downs and Shepherds Croft benefits from easy routes to Glyndebourne Opera House, and Brighton and Hove Albion's Amex Stadium.

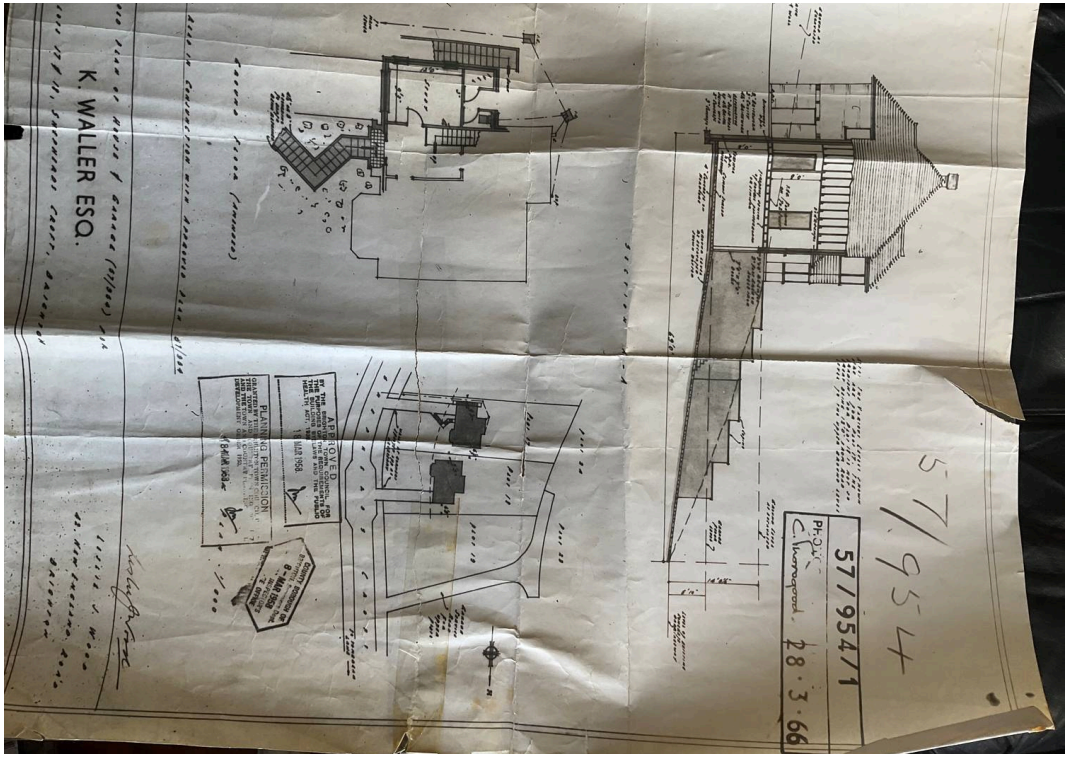
Local schools include Westdene Primary School, Lancing Prep, Cardinal Newman Catholic School, Hove Park School and Sixth Form Centre, Windlesham School, St Bernadette's RC Primary School, Stanford Junior School, BHASVIC, St Mary's Catholic Primary School, Brighton and Hove Prep and Goldstone Primary School, along with the recently opened Bilingual Primary School.

The property is not currently situated in a controlled parking zone. Currently the property is in Council Tax band F which was charged at £3,725.86 for 2026/27.

EPC rating - E

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website Planning

The Shieling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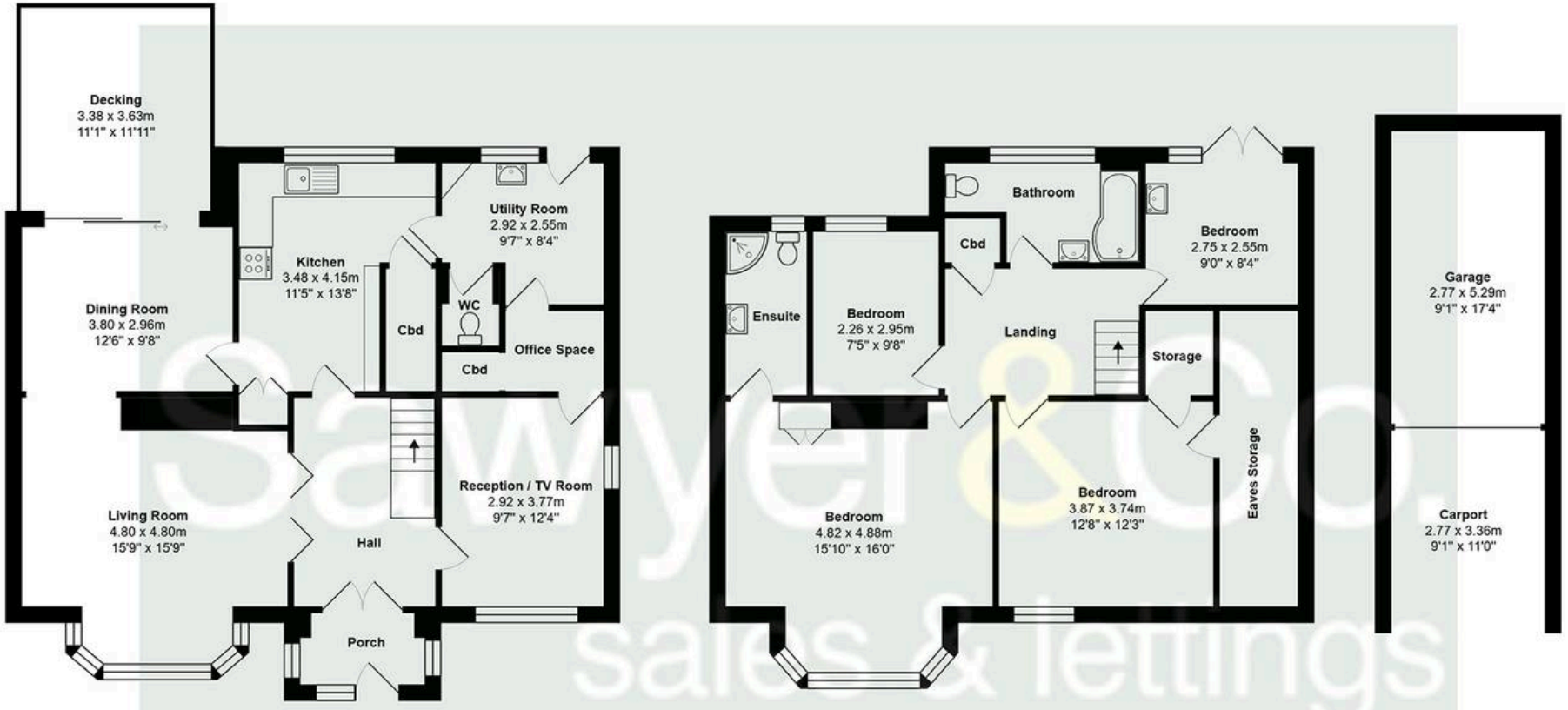
PLANNING PERMISSION



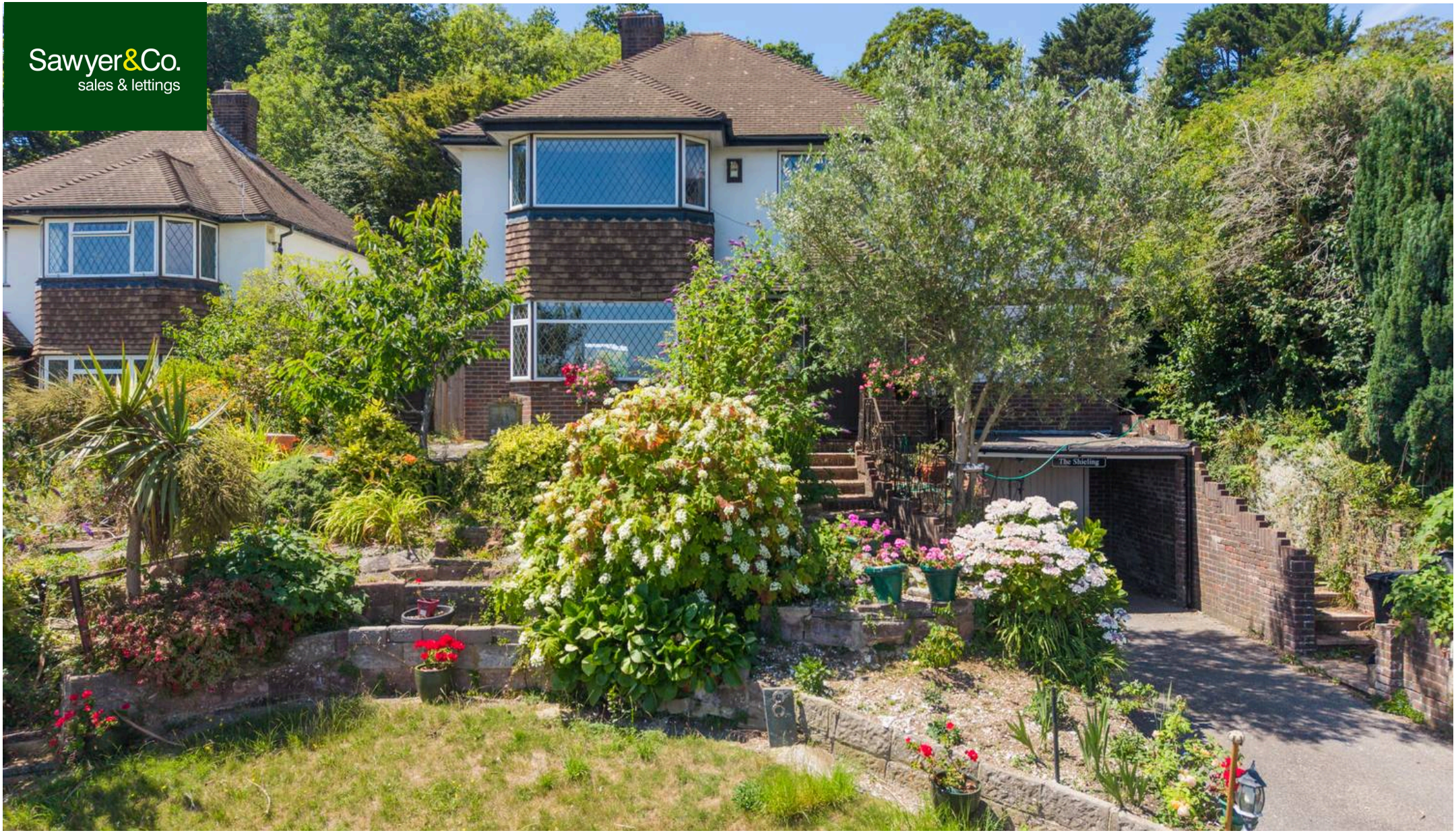
Ground Floor

First Floor

Total Area: 190.4 m² ... 2049 ft² (Including Garage. Excluding Decking & Carport)

Total Floor Area: 166.1 m²... 1788 ft² (Excluding Garage, Carport & Decking)

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.