

Broomfield Drive, Portslade, East Sussex BN41 2YU
£350,000 Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	65	
(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	



- Three Bedrooms
- Spacious Lounge
- Fitted Kitchen/Breakfast Room with Appliances
- Bathroom
- Separate WC
- Front & Rear Gardens
- Garage

This chalet style house located in a popular road has been well maintained and offered in good decorative order. THREE BEDROOMS, lounge, FITTED KITCHEN/BREAKFAST ROOM WITH APPLIANCES, bathroom, separate wc, front & rear gardens, GARAGE, upvc double glazing, gas central heating

ENTRANCE HALL

via a frosted upvc double glazed front door, frosted upvc double glazed window, radiator, stairs to the first floor, exposed varnished floorboards

LOUNGE

15'8 x 11'5 (4.78m x 3.48m)
ornamental fire place, exposed varnished floorboards, shelving fitted into recess, radiator, upvc double glazed bay window

KITCHEN/BREAKFAST ROOM

10'8 x 10' (3.25m x 3.05m)
fitted with modern matching white gloss units units and comprising of an inset sink unit, adjacent working surfaces, a range of base and eye level units, INSET FOUR RING INDUCTION HOB, BUILT IN EYE LEVEL ELECTRIC OVEN AND MICROWAVE/OVEN, INTEGRATED FRIDGE FREEZER, INTEGRATED DISHWASHER, INTEGRATED WASHING MACHINE, breakfast bar, radiator, inset downlighters, walk in cupboard, upvc double glazed window, upvc double glazed door to the garden

BATHROOM

comprising of a panelled bath with a separate overhead electric shower, pedestal wash hand basin, radiator, part tiled walls, frosted upvc double glazed window

SEPARATE WC

comprising of a low level wc, exposed varnished floorboards, frosted upvc double glazed window

FIRST FLOOR LANDING

loft access, exposed floorboards, doors to

BEDROOM ONE

15'8 x 10'1 (4.78m x 3.07m)
radiator, built in cupboard housing gas fired combination boiler and shelving, exposed floorboards, upvc double glazed windows

BEDROOM TWO

12'2 x 8' (3.71m x 2.44m)
radiator, upvc double glazed window

BEDROOM THREE

8'7 x 7'4 (2.62m x 2.24m)
radiator, exposed floorboards, upvc double glazed window

REAR GARDEN

patio adjacent to the house, area of lawn, flower and shrub beds,

FRONT GARDEN

mainly laid to lawn, flower and shrub beds, NB; potential for off road parking

GARAGE

18'8 x 9'8 (5.69m x 2.95m)
up and over door, power and light, windows, access via a shared drive

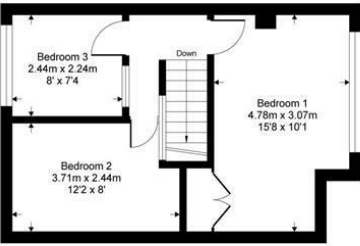
THE LOCATION

in a popular road that is close to local schools and shops and amenities in Graham Avenue, and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

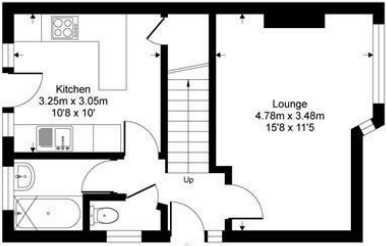
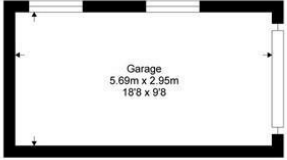
Council Tax Band C
Lease 999 years from 1963
Ground Rent £10 per quarter
NB The lease can be easily be purchased at any if required. Contact us for more details



Broomfield Drive, BN41
Approximate Gross Internal Area = 71 sq m / 768 sq ft
Approximate Garage Internal Area = 17 sq m / 180 sq ft
Approximate Total Internal Area = 88 sq m / 948 sq ft



First Floor



Ground Floor

IN

This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mis-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green