

2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



WEATHERILL
Property Group
Your Property Matters



24 Benfield Way Brighton BN41 2DA

We are very pleased to present this deceptively spacious, DETACHED FAMILY HOME, with countless benefits including a 100ft level lawned south and west facing rear garden, a double length garage, endless versatile ground floor accommodation and being located in the heart of the highly regarded and popular Benfield area.



Offers In The Region Of £750,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over two floors, the accommodation within briefly comprises: 3 DOUBLE BEDROOMS, A BATHROOM, GROUND FLOOR CLOAKROOM/WC, A SPACIOUS RECEPTION HALLWAY/STUDY, LARGE WEST FACING LOUNGE, SIMILAR DINING ROOM, A CONSERVATORY AND THAT ALL IMPORTANT FAMILY SIZED 'EAT IN' KITCHEN.

In terms of outside space, the property has plenty of OFF STREET PARKING to the front, a DOUBLE LENGTH GARAGE, a fantastic mature, level 100ft+ SOUTH AND WEST FACING REAR GARDEN. The property is large, extremely versatile, offered for sale in excellent order and really benefits from its private and somewhat secluded residential location.

- AN IMPRESSIVE & VERSATILE DETACHED FAMILY HOME
- EXPANSIVE GROUND FLOOR WITH UP TO 4 RECEPTION AREAS
- 3 FIRST FLOOR DOUBLE BEDROOMS
- FAMILY SIZED 'EAT IN' KITCHEN

EPC

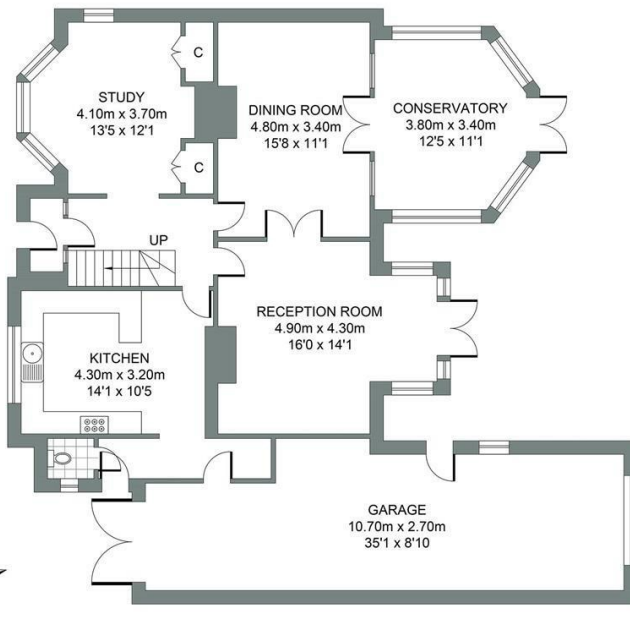
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plans

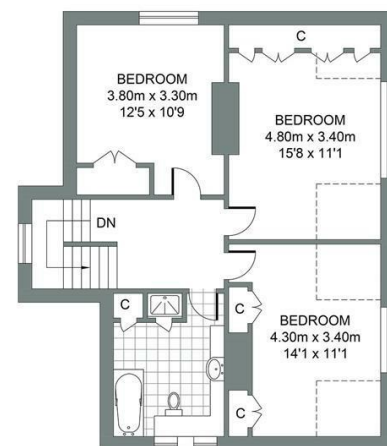
GROUND FLOOR

Approximate Gross Internal Area
121.75 sq m / 1310.50 sq ft



FIRST FLOOR

Approximate Gross Internal Area
61.84 sq m / 665.64 sq ft



BENFIELD WAY

Total Area : 183.59m² = 1976.14ft²

Illustration for identification purposed only, measurements are approximate, not to scale.
© Weatherill Property Group