



37 Benfield Way, Portslade, BN41 2DN

£800,000

Property Features

- 4 BEDROOMS
- DETACHED HOUSE
- LARGE REAR GARDEN
- OFF ROAD PARKING
- GARAGE
- LARGE LOUNGE/DINER
- CONSERVATORY
- KITCHEN WITH UTILITY
- 2 BATHROOMS
- G.C.H. & D.G.

Full Description

ENTRANCE

Double glazed French doors with double glazed side windows, part glazed front door with leaded light windows.

ENTRANCE HALL

Spacious entrance hall with turning staircase and radiator with radiator cover.

LOUNGE/DINER

23' 5" x 16' 2" (7.14m x 4.93m) Modern feature fire surround with feature fire, 2 radiators, double glazed window overlooking the rear garden and double glazed French doors leading to the conservatory with further double glazed side windows.

CONSERVATORY

16' 0" x 14' 9" (4.90m x 4.50m) Double glazed French doors leading to the garden, tiled floor and further double glazed windows giving a 270 degree view over the garden.

KITCHEN/BREAKFAST ROOM

13' 10" x 12' 0" (4.24m x 3.66m) Matching base and wall cupboards with roll top work surface, stainless steel sink with mixer taps, 5 ring gas hob, extractor hood over and double oven under, integrated fridge, integrated dishwasher, radiator, tiled splash back and double glazed French doors leading to the rear garden.

UTILITY ROOM

9' 8" x 8' 2" (2.95m x 2.49m) Matching base and wall cupboards, roll top work surface, stainless steel sink with mixer taps, appliance space, radiator, double glazed window overlooking the rear garden, boiler



cupboard with the hot water and heating system.

BEDROOM

12' 7" x 12' 0" (3.84m x 3.66m) Double glazed bay window, radiator and a wide range of matching bedroom furniture.

BEDROOM

13' 10" x 7' 8" (4.24m x 2.36m) Radiator and double glazed window to the front elevation.

BATHROOM

Corner bath with mixer taps, stand alone shower, wash hand basin with mixer tap, low level w.c., part tiled walls, radiator, tiled floor and dual double glazed windows.

LANDING

Galleried landing with radiator, eaves storage space and velux window.

BEDROOM

19' 7" x 12' 0" (5.97m x 3.66m) Double glazed French doors leading to the balcony overlooking the rear garden, 2 radiators and double glazed window overlooking the front elevation.

BATHROOM

Panelled bath with mixer taps and fitted shower over, low level w.c., pedestal wash hand basin with mixer tap, part tiled walls and floor, radiator and double glazed window to the rear.

BEDROOM

17' 10" x 11' 10" (5.46m x 3.63m) Double glazed window, radiator, 2 velux windows, cupboard and eaves storage.

FRONT GARDEN

Herring bone brick paved drive for several vehicles, monkey puzzle tree, outside tap, gate with steps leading to the front door.

GARAGE

16' 6" x 8' 5" (5.05m x 2.59m) Stable doors, meter cupboard, power and light.



REAR GARDEN

Large landscaped rear garden with raised patio leading to the level lawn with further rear patio, rear gate leading to the copse, storage shed, mature trees and shrubs, tool shed with glazed French doors, outside light and water tap.

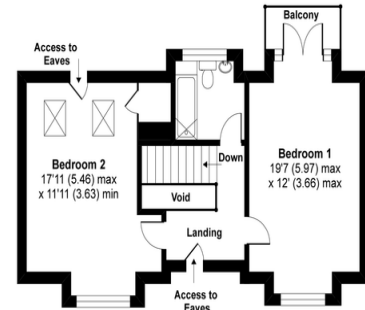
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



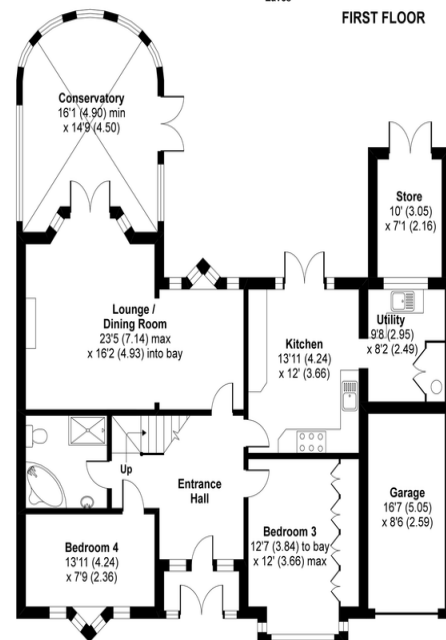
Benfield Way, Brighton, BN41

Approximate Area = 2004 sq ft / 186.2 sq m (excludes void)
 Garage = 137 sq ft / 12.7 sq m
 Outbuilding = 70 sq ft / 6.5 sq m
 Total = 2211 sq ft / 205.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2020. Produced for Cates and Co Ltd. REF: 670509

Portslade Branch
 48 Boundary Road, Portslade BN3 4EF
 portslade@whitlockandheaps.co.uk
 01273 422706

Hove Branch
 65 Sackville Road, Hove BN3 3WE
 hove@whitlockandheaps.co.uk
 01273 778577



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.