



# 56 Benfield Way, Portslade BN41 2DL

Asking Price Of £725,000

- FOUR BEDROOMS
- DETACHED HOUSE
- CORNER PLOT
- WESTERLY FACING REAR GARDEN
- OFF ROAD PARKING
- SOUGHT AFTER AREA
- IN NEED OF MODERNISATION THROUGHOUT
- SEPARATE RECEPTION ROOM

Whitlock & Heaps are delighted to present to market this four bedroom detached house situated in this sought after road. This property is on a corner plot and boasts good size rooms with a separate kitchen, additional reception room, west facing rear garden with off road parking and a garage. This home is brought to market in need of modernisation with no onward chain.

Bus routes run locally making public transport easy. Both West Hove Sainsburys and Holmbush Shopping Centre and a short drive away, with their array of shopping facilities and petrol stations. Portslade mainline station is on Boundary Road with its array of shops, eateries and cafés.

**ENTRANCE PORCH** Leading to:-

**LARGE ENTRANCE HALL** Doors to dining, kitchen and storage cupboard. Electrics above. Understairs storage housing gas meter and alarm, radiator, UPVC double glazed window.

**KITCHEN** Incorporating vinyl work surfaces with array of wooden cupboards and drawers, stainless steel sink unit with mixer tap and drainer, 5-ring 'Lamona' gas hob, fitted oven, space for washing machine, 'Vaillant' combination gas-fired boiler, separate 'Potterton' boiler, UPVC double glazed windows overlooking garden, radiator, door leading to reception and to the garden.

**LIVING ROOM** Feature fireplace, UPVC double glazed dual aspect East/West windows, door to west facing double glazed Conservatory, radiator.

**RECEPTION ROOM** Dual aspect. Double glazed windows overlooking garden, radiator.

## FIRST FLOOR

**LANDING** Access to loft. Cupboard housing water tank.

**BEDROOM 1** Dual aspect east/west double glazed windows, radiators, view of garden.

**BEDROOM 2** UPVC double glazed windows, radiator, fitted cupboard.

**BEDROOM 3** Dual aspect. South/west UPVC double glazed windows, radiator.

**BEDROOM 4** UPVC double glazed window overlooking garden, radiator.

**BATHROOM** Comprising panelled bath with shower over, being tiled throughout, large pedestal wash-hand basin, low level w.c., UPVC double glazed frosted windows, radiator.

## OUTSIDE

**REAR GARDEN** Paved to front with mature shrubs to rear, gated entrance to off road parking with outhouse.

**FRONT GARDEN** Large corner plot front garden with mature shrubs and trees.

## BENFIELD WAY

PORTSLADE

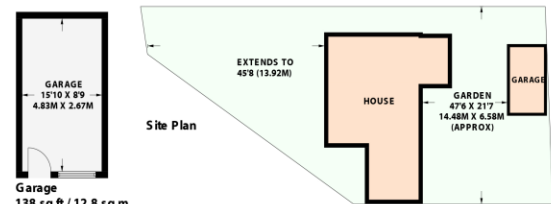
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
1640 sq ft / 152.4 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
1655 sq ft / 153.8 sq m



Ground Floor  
810 sq ft / 75.3 sq m

First Floor  
707 sq ft / 65.7 sq m



Garage  
138 sq ft / 12.8 sq m  
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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CH Ceiling Height  
T Hot Water Tank  
FF Fridge / Freezer  
Head Height Below 1.5m  
Measuring Points  
S Storage Cupboard  
W Fitted Wardrobes  
G Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	54 E	
21-38	F		
1-20	G		

### Portslade Branch

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