

38 Benfield Way, Portslade BN41 2DL

Asking Price Of £700,000

- SOLELY OWNED BY ONE FAMILY SINCE CONSTRUCTION IN 1936
- DETACHED FAMILY HOME
- WELL ESTABLISHED WEST FACING GARDEN
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- SITTING/DINING ROOM
- CONSERVATORY

Whitlock and Heaps are proud to market this wonderful detached house that has been owned by the same family since its construction in 1936. The property sits on this excellent plot with well established gardens with the rear garden being of a westerly aspect offering seclusion. Internally the accommodation is arranged over two floors with three double bedrooms. There is modern kitchen, living/dining room and conservatory overlooking the gardens. To the front is a private drive and garage. Situated in this favourable location within easy reach of local amenities and the A27/23.

ENTRANCE HALL Radiator, understairs cupboard.

KITCHEN Incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap, adjacent Caesarstone quartz worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset four-ring gas hob, eye-level double oven, integrated microwave, integrated fridge/freezer, wall of floor to ceiling units, one of which is a pantry and another houses the boiler, plumbing for washing machine, tiled floor, radiator, UPVC double glazed window and door to:-

CONSERVATORY Part brick built with tiled floor, door and sliding patio door to garden.

SITTING/DINING ROOM UPVC double glazed bay window, gas fire, two radiators, sliding patio doors to conservatory.

BEDROOM 1 Range of fitted wardrobes, UPVC double glazed window, radiator.

BATHROOM Comprising panelled bath, pedestal wash-hand basin, radiator, UPVC double glazed frosted window, part tiled walls.

SEPARATE W.C. Comprising low level w.c., UPVC double glazed window.

FIRST FLOOR

LANDING Fitted cupboard, eaves storage, hatch to loft.

BEDROOM 2 Fitted wardrobe, wash-hand basin, radiator, UPVC double glazed window

BEDROOM 3 Fitted wardrobe, eaves storage, UPVC double glazed window, radiator.

OUTSIDE

FRONT GARDEN Laid to lawn with flower borders, side access.

PRIVATE DRIVE

GARAGE Up and over door, power and light, door to garden.

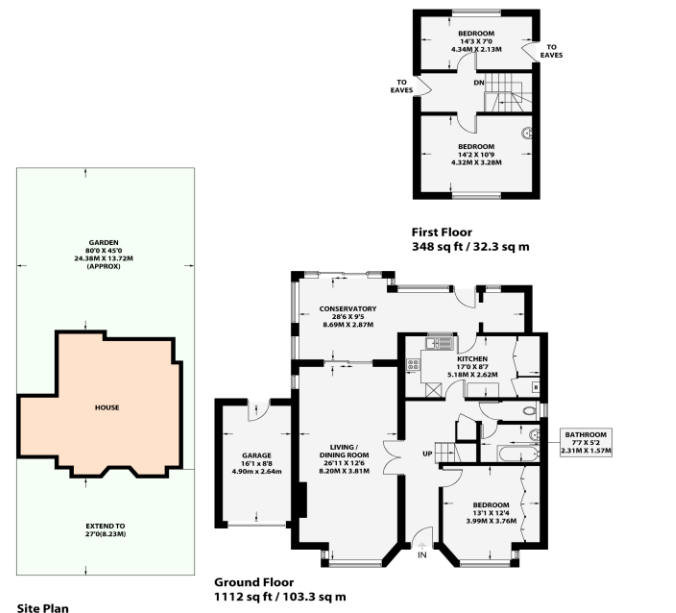
WEST FACING REAR GARDEN A particular feature of the property being secluded and arranged in two sections with herbaceous deep established borders, summerhouse, greenhouse, rear section which was used as an allotment.

38 BENFIELD WAY

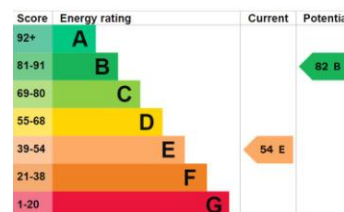
PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING GARAGE)
1459 sq ft / 135.6 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE)
1601 sq ft / 148.7 sq m



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 (IPIS2). 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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