



Benfield Way | Portslade | East Sussex | BN41 2DA

Offers Over £1,000,000

JS
Signature
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We are delighted to offer for sale this spacious and well extended seven bedroom detached family home with the added benefit of a separate annexe, situated within this popular Portslade location.

A home of **style & sophistication**






Seven Bedrooms With Separate Annexe





Property details: Benfield Way | Portslade | East Sussex | BN41 2DA

Key features:

- Separate Annexe
- Distant Sea Views
- Feature West Facing Rear Garden
- Wealth Of Off Road Parking
- Spacious Dual Aspect Lounge
- Kitchen/Breakfast Room
- Versatile Living Accommodation
- Four Bathrooms
- Four Reception Rooms
- Main Bedroom With Dressing Room
And Ensuite



Versatile Living Accommodation

Situated in a popular residential location being within comfortable reach of local shops, Schools for all age groups and Portslade railway station with links to London. Local leisure facilities can be found at Portslade Community College. Bus services into Brighton and Hove City Centre or into Shoreham Town Centre run regularly near by. A short drive away there is a Sainsburys Superstore plus access on to the A23/A27 by pass.

Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, single light fitting, wall mounted heating control panel, stairs to first floor landing, understairs storage cupboard.

LARGE DUAL ASPECT LOUNGE South and East aspect. Comprising pvcu double glazed bay window, laminate flooring, radiator, single light fitting, various power points.

SEPARATE DINING SPACE South aspect. Comprising pvcu double glazed bay window, laminate flooring, single light fitting, various power points, further opening onto:-

THIRD RECEPTION ROOM West aspect. Comprising pvcu double glazed sliding doors out onto feature West facing rear garden, laminate flooring, two light fittings, radiator, various power points.

MODERN FITTED KITCHEN Comprising work surfaces with cupboard below and matching eye level cupboards, inset single drainer stainless steel sink unit with mixer tap and feature hot water tap, space and provision for appliances including dishwasher, washing machine, American style fridge/freezer, five ring freestanding range cooker. Contemporary radiator, recessed lighting, tiled flooring, kickboard lighting, coving, pvcu double glazed window, door leading into separate annexe, breakfast bar area with seating for four.

FIRST FLOOR SPLIT LANDING Comprising single light fitting, ceiling mounted smoke detector, radiator, carpeted flooring.

BEDROOM SIX West aspect with views towards the sea. Comprising built in wardrobes with hanging rail and shelving, large storage cupboard, large airing cupboard housing wall mounted Alpha boiler with Range water tank and various shelving. Carpeted flooring, pvcu double glazed windows, two light fittings, various power points, radiator.

MASTER BEDROOM South aspect with views towards the sea. Comprising pvcu double glazed bay window, recessed lighting, single light fitting, two radiators, carpeted flooring, various power points, door to:-

DRESSING ROOM West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, door through to:-

ENSUITE West aspect. Comprising obscure glass pvcu double glazed window, extractor fan, low flush wc, hand wash basin with vanity unit below, heated towel rail, walk in shower cubicle with integrated shower attachment over benefiting from fully tiled walls, tiled flooring, recessed lighting.

BEDROOM FIVE East aspect. Comprising pvcu double glazed window, radiator, recessed lighting, carpeted flooring, various power points, single wall mounted light fitting.

BEDROOM TWO East aspect. Comprising pvcu double glazed bay window, two radiators, carpeted flooring, single light fitting, large built in storage with shelving and hanging rail.

FAMILY BATHROOM Comprising feature obscure glass pvcu double glazed window, radiator, heated towel rail, hand wash basin with vanity unit below, low flush wc, panel enclosed corner bath with shower attachment and whirlpool benefiting from fully tiled walls, tiled flooring, directable spotlights.

SECOND FLOOR LANDING North aspect. Comprising obscure glass pvcu double glazed window, carpeted flooring, recessed lighting, ceiling mounted smoke detector.

BEDROOM THREE South and West aspect with views towards the sea. Comprising pvcu double glazed window and pvcu double glazed velux window, three built in wardrobes, two doors into eaves storage with hanging rail and various shelving, access hatches into eaves storage, recessed lighting, carpeted flooring, various power points, radiator.

BEDROOM FOUR South and East aspect with views towards the sea. Comprising pvcu double glazed window and pvcu double glazed velux window, three built in wardrobes, two doors into eaves storage with hanging rail and various shelving, access hatches into eaves storage, recessed lighting, carpeted flooring, various power points, radiator.

SHOWER ROOM South aspect. Comprising pvcu double glazed velux window, low flush wc, hand wash basin with vanity unit below, heated towel rail, fully tiled walls, shower cubicle with integrated shower attachment over, recessed lighting, extractor fan, shaving points, storage cupboard with shelving.

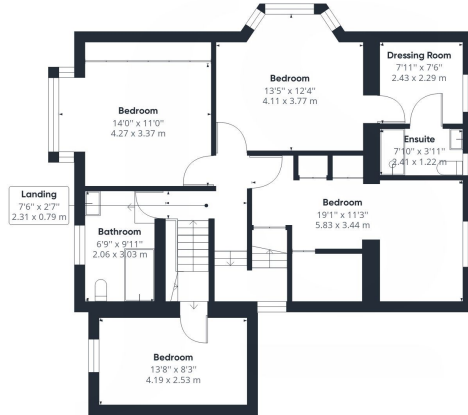
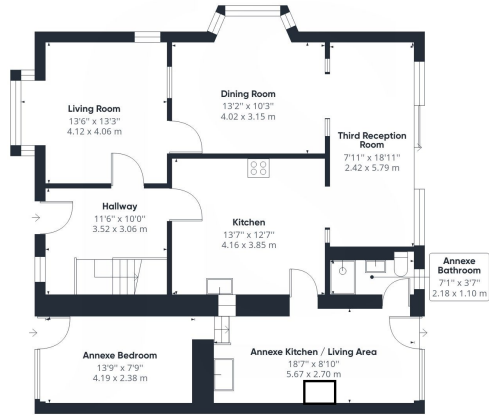
ANNEXE KITCHENETTE/LIVING ROOM West aspect. Comprising pvcu double glazed windows, pvcu double glazed door out onto feature rear garden, two skylights, recessed lighting, laminate flooring, work surfaces with cupboards below and matching eye level cupboards, space for washing machine, space for tumble dryer. Door to:-

ANNEXE SHOWER ROOM West aspect. Comprising obscure glass pvcu double glazed window, walk in shower cubicle with walk in shower cubicle and shower attachment over, low flush wc, pedestal hand wash basin, heated towel rail.

ANNEXE SEPARATE BEDROOM East aspect. Comprising pvcu double glazed window, separate pvcu double glazed door, radiator, carpeted flooring, recessed lighting, ceiling mounted smoke detector.

FEATURE WEST ASPECT REAR GARDEN Large patio area leading onto large lawned area with various plant and shrub borders, timber built shed, wooden decked area, side access, fence enclosed.

FRONT GARDEN Laid to block paving providing a wealth of off road parking, fence and dwarf wall enclosed, the East and South walls of the main house both have additional external insulation.



Approximate total area⁽¹⁾
 2375.00 ft²
 220.64 m²

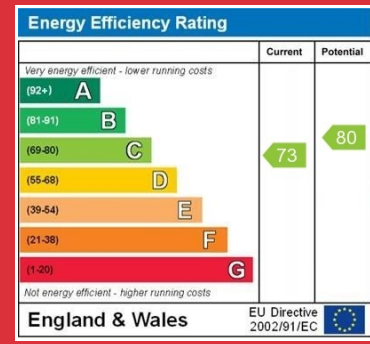
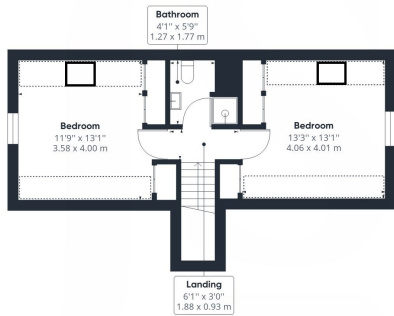
Reduced headroom
 104.74 ft²
 9.73 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor Area: 2,464.93 sq ft (229 sq m) - Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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