

Hyman  
Estate & Letting



Hill  
Agent

56 Benfield Way, Portslade, East Sussex, BN41 2DL

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£625,000

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**“A substantial detached home occupying an enviable corner position”**

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Hyman Hill are delighted to offer for sale this substantial and attractive detached family home situated on an enviable corner plot within a highly sought after road in a peaceful well established neighbour hood.

Having deceptive and versatile accommodation, this property offers flexible living which includes the use of one of the reception rooms as a bedroom to thereby suit a family with an elderly relative, teenager or student whilst still providing four bedrooms to the first floor. In addition, the accommodation further boasts a 21'10 lounge/diner leading to a double glazed conservatory, and spacious kitchen.

Externally, there is a favoured sunny westerly aspect and private drive leading to a detached garage that has been converted into an office.

Although the property requires modernisation, it offers a great deal of potential and also has the benefit of being offered with no forward chain.

Situated in this highly sought after residential location being approx. half of a mile in distance from Boundary Road/Station Road with its mainline railway station offering direct links to London and range of 'High Street' shopping facilities, cafes and restaurants. Schools for all age groups, bus services into Brighton & Hove City Centres and the 'Sainsburys' superstore are within easy reach as is access on to the A23/A27 by pass.

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- Substantial impressive detached house
    - 4/5 bedrooms
    - 2 separate reception rooms
  - Occupying an enviable corner plot
  - In need of modernisation throughout
  - Private driveway to detached garage
    - West facing rear garden
    - No on-going chain





11/10/2018  
14/10/2018  
17/10/2018  
20/10/2018  
23/10/2018  
26/10/2018  
29/10/2018  
31/10/2018

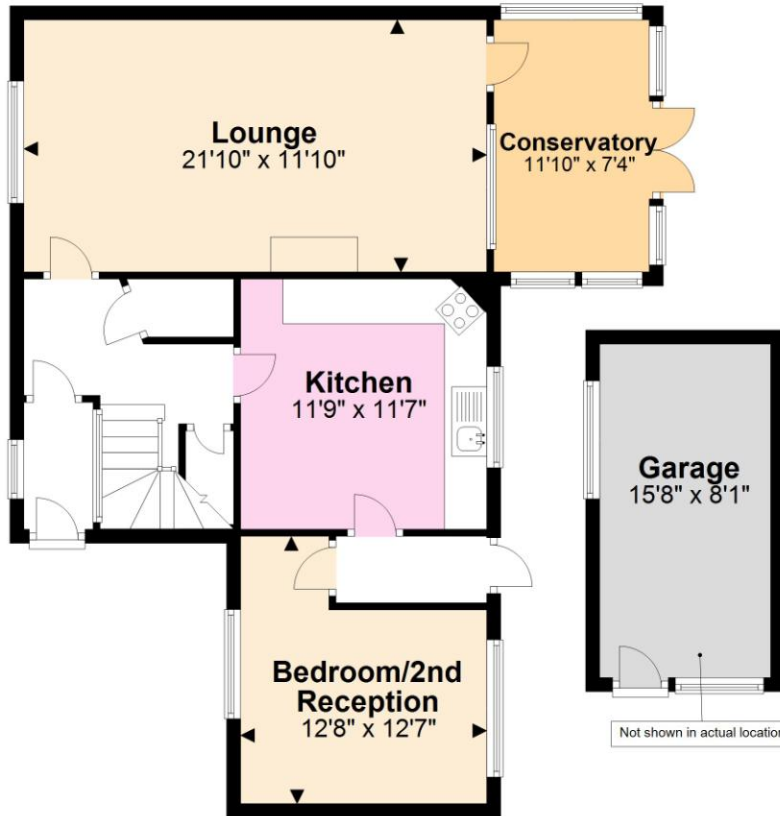
Small  
Yellow  
Logo

White  
Panel  
Structure



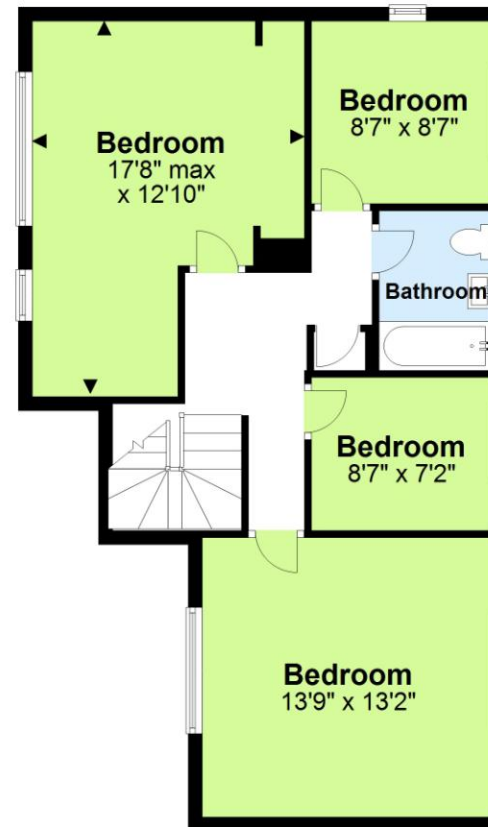
## Ground Floor

Approx. 889.4 sq. feet



## First Floor

Approx. 681.6 sq. feet



Total area: approx. 1571.0 sq. feet

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

| 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             |         |           |

### Useful Information

**Council Tax Band: F**

**Council Tax Cost: £3,377.19**  
per annum (2024/2025)

**Tenure: Freehold**

**Local Authority: Brighton & Hove Council**



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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