12 Benfield Crescent, Portslade, Brighton, BN41 2DB

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O.I.R.O £450,000 - £475,000 Freehold

- Attractive detached bungalow
- Two double bedrooms
- Spacious lounge/dining room overlooking garden
- Fitted kitchen extending into double glazed conservatory
- Family bathroom & separate WC
- Beautiful South facing rear garden
- Shared driveway and garage
- Gas fired central heating
- No onward chain
- Popular residential location

An attractive detached bungalow offered for sale with no ongoing chain and a Southerly facing rear garden. There is a shared driveway providing vehicle access to a garage with the opportunity to create additional vehicle parking on the front garden should it be desired.

Entering the property you are greeted by a spacious hallway with your eyes being drawn into the lounge/dining room with a feature bay window with doors to the South facing rear garden. The kitchen is equipped with fitted units and built in cooking appliances and a sit up breakfast bar. From here you can access the double glazed conservatory which also overlooks and provides access to the rear garden.

There are two good size double bedrooms, with the main bedroom having a range of built in wardrobe cupboards to one wall. The bathroom is equipped with a white suite and separate cloakroom.

A key feature is the level lawned South facing rear garden with mature shrubs with easy access being provided to the garage via a side door. If you are looking for more space then potential exists to convert the loft space in line with neighbouring homes, subject to the necessary consent. Other points worthy of a mention include double glazing and gas fired central heating.

Viewing is highly recommended to fully appreciate this lovely home which is exclusive to Spencer & Leigh.

The property is situated in the north of Portslade having close and easy commuter accessibility to the A27 and A23. There are nearby local shopping facilities in the Old Village, schools in the immediate area that cater for all years and the well-established Easthill Park. The City Centre is less than 3 miles away with regular bus services close by.

Entrance

Entrance Hallway
8'7 x 8'

Living Room
15'3 x 14'1

Kitchen/Breakfast Room
12'3 x 9'8

Bedroom
12'10 x 10'11

Bedroom
11'8 x 9'11

Family Bathroom

Separate Cloakroom/WC

OUTSIDE

Conservatory
8'3 x 7'

Rear Garden

Garage

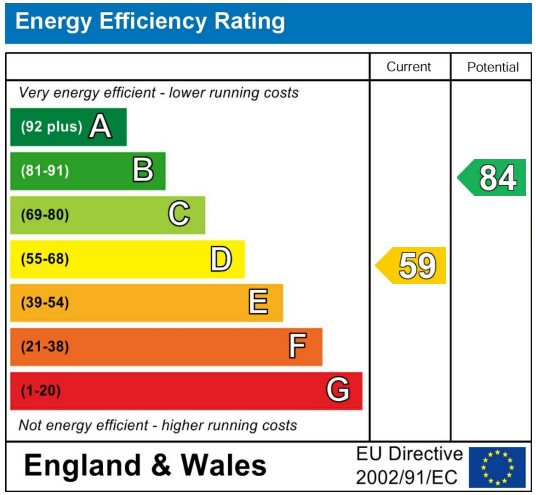
Property Information
Council Tax Band D: £2,579.44 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Shared Driveway & un-restricted on street parking
Broadband: Standard 18 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

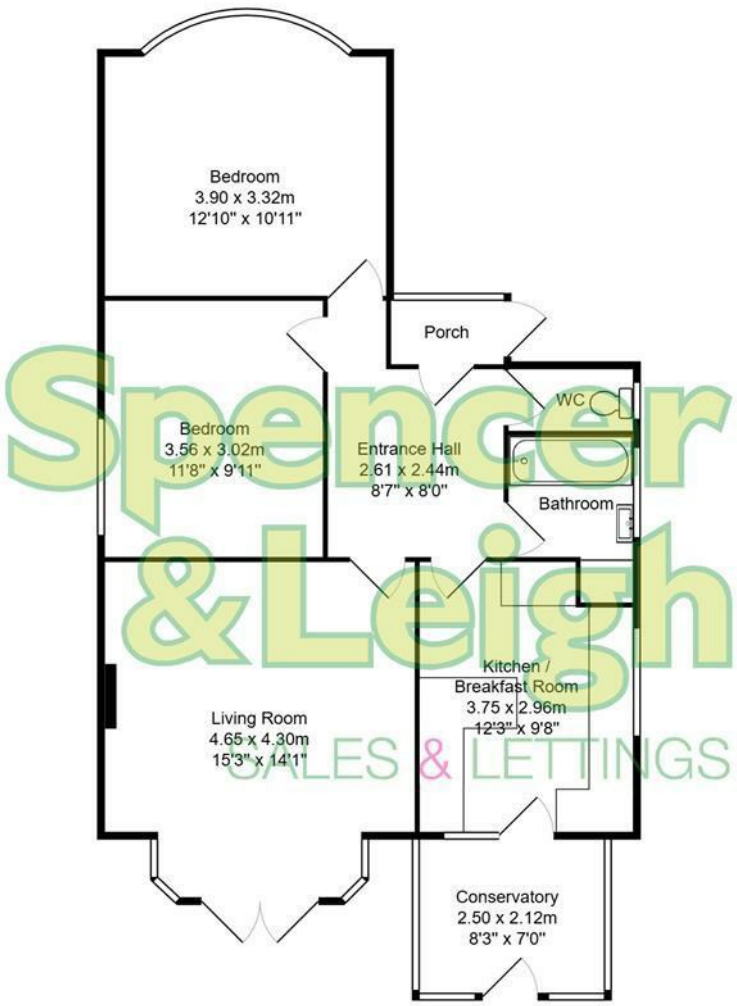
w: www.spencerandleigh.co.uk

Council:- BHCC
Council Tax Band:- D



The Property Ombudsman SALES

The Property Ombudsman LETTINGS



Total Area: 69.5 m² ... 748 ft²

All measurements are approximate and for display purposes only.