



**hamlyn
smith.**


Winfield Close, Brighton, BN41 2YW

OIEO £345,000

hamlyn smith.

 3 Bedrooms

 2 Receptions

 1 Bathroom

Hamlyn Smith are delighted to present this beautifully extended and upgraded three-bedroom semi-detached family home, offered for sale with no onward chain.

- A well presented family home
- 3 Double bedrooms
- Garage & Driveway
- Popular residential location
- Recently renovated
- No onward chain







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Hamlyn Smith are delighted to present this beautifully extended and upgraded three-bedroom semi-detached family home, offered for sale with no onward chain. Situated in the sought-after Winfield Close in Portslade, the property benefits from excellent local amenities, including well-regarded primary and secondary schools within easy walking distance, as well as nearby shops.

The current owner has carried out significant improvements, most notably a full ground floor kitchen extension, creating a spacious and contemporary hub of the home. The stylish grey fitted kitchen is complemented by a separate dining area, with an open archway enhancing the flow between spaces. The ground floor also features a generous lounge, a modern refitted bathroom, and a convenient cloakroom/WC, all finished in a fresh, neutral décor.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes.

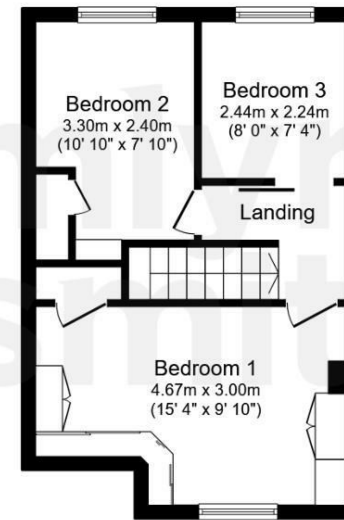
Externally, the rear garden has been thoughtfully landscaped with terraced and paved areas, providing a low-maintenance outdoor space. A shared driveway leads directly to a large single garage, ideally positioned alongside the garden for ease of access.

Further benefits include gas-fired central heating and double glazing throughout.

This home stands out from others in the area thanks to its substantial rear extension—offering far more practical living space than a typical conservatory—as well as its quiet cul-de-sac location away from busy main roads. The property also boasts level access to both the front entrance and rear garden, enhancing convenience for a wide range of buyers. Additionally, the garage is conveniently located directly off the driveway, rather than being set away in a separate block, adding to the home's overall practicality and appeal.



Ground Floor
Floor area 38.6 sq.m. (415 sq.ft.)



First Floor
Floor area 32.8 sq.m. (353 sq.ft.)



Garage
Floor area 12.7 sq.m. (137 sq.ft.)

Total floor area: 84.2 sq.m. (906 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

