

Benfield Way, Portslade

Offers Over **£700,000**

Jacobs | Steel









Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: F

- Four Double Bedrooms
- Detached Family Home
- Highly Desirable Portslade Location
- Extended L Shape Open Plan Lounge / Dining Room
- Spacious Kitchen
- Downstairs Shower Room
- Main Bedroom With Ensuite
- Versatile Living Accommodation
- Self Contained Garden Room / Office
- Large Family Bathroom

We are delighted to offer for sale this spacious four bedroom detached house situated in this highly desirable Portslade location benefitting from corner plot with off-road parking and large self contained garden room / office.

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.





Composite front door through to:- **SPACIOUS ENTRANCE HALL** North/East aspect. Comprising pvcu double glazed stain glass window, radiator, tiled flooring, feature stained glass internal window, single light fitting, feature beamed ceiling.

DOWNSTAIRS SHOWER ROOM Comprising step up shower cubicle with integrated shower, hand wash basin with vanity unit below and mixer tap, low flush wc, laminate flooring, extractor fan, sunken spotlights.

RECEPTION ROOM / BEDROOM FOUR North/East aspect. Comprising pvcu double glazed bay windows with fitted shutter blinds, feature beamed ceiling, single light fitting, carpeted flooring, built in storage cupboard.

TRIPLE ASPECT OPEN PLAN LOUNGE / DINING ROOM

Lounge area: North/West and South/West aspects. Comprising pvcu double glazed bay windows with fitted roller blinds, solid wood flooring, feature beamed ceiling, single light fitting, radiator, opening to:-

Dining area: North/West, South/West and South/East aspects. Comprising pvcu double glazed windows with fitted roller blinds, pvcu double glazed double doors leading out onto sun trap rear garden, two radiators, serving hatch, ceiling mounted light fitting.

KITCHEN South/East aspect. Comprising pvcu double glazed window, roll edge laminate worksurfaces with cupboards below and matching eye level cupboards, inset five ring gas hob with twin ovens below and extractor fan over, serving hatch, inset stainless steel sink unit with drainer board and mixer tap, tiled flooring, radiator, door through to store room, sunken spotlights, opening into:-

UTILITY ROOM South/West aspect. Comprising pvcu obscure double glazed door leading onto rear garden, single light fitting, tiled flooring, space and provision for appliances include washing machine, tumble dryer, fridge / freezer.

STORE ROOM North/East aspect. Comprising laminate flooring, light fittings, wall mounted Valliant combination boiler, feature wooden double doors leading out onto front garden.

Stairs up to:- **SPLIT LEVEL FIRST FLOOR LANDING** Comprising two single light fittings, carpeted flooring.

DUAL ASPECT BEDROOM TWO North/East and South/West aspects. Comprising two pvcu double glazed window with fitted shutters, radiator, two single light fittings, carpeted flooring, built in storage cupboard.

BEDROOM ONE North/East aspect. Comprising pvcu double glazed bay windows with fitted shutters, two built in wardrobes with hanging rails and shelving, built in dressing table, radiator, step up to:-

ENSUITE WET ROOM South/East aspect. Comprising pvcu double glazed windows with fitted roller blinds, two counter top handwash basins with mixer taps and vanity units below, walk in shower cubicle with integrated shower benefitting from fully tiled walls, tiled flooring, sunken spotlights, wall mounted heated towel rail.

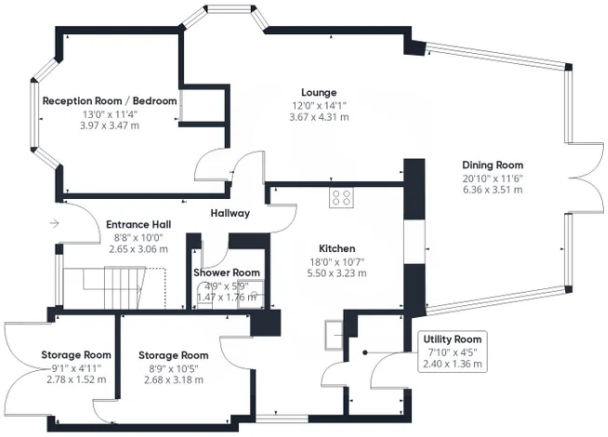
BEDROOM THREE South/West aspect. Comprising pvcu double glazed windows with fitted shutters, radiator, carpeted flooring, single light fitting.

MODERN FITTED FAMILY BATHROOM South/West and North/West aspect. Comprising pvcu obscure double glazed window, step in shower cubicle with integrated shower having part tiled walls, hand wash basin with mixer tap and vanity unit below, tiled splash backs, wall mounted heated towel rail, panel enclosed bath with mixer tap, part tiled walls, archway through to low flush wc and obscure pvcu double glazed window.

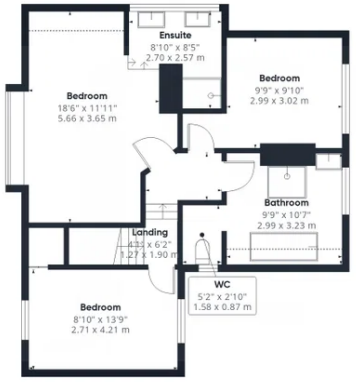
FRONT GARDEN Drive way affording off-road parking for 3+ vehicles having mature shrubs benefitting from being dwarf wall enclosed. External power point, outside light, gates to side access.

FEATURE SUNTRAP REAR GARDEN South/West aspect. Stepping out onto tiled patio area with steps up to large lawned area having a raised decked pathway leading to garden room benefitting from being fully fence enclosed. Timber built storage shed, outside light, two gates to side access.

GARDEN ROOM / OFFICE Pvcu double glazed double doors leading out onto rear garden, two pvcu double glazed windows, laminate flooring, space and provision for wc, benefitting from power and lighting.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

1996 ft²

185.4 m²

Reduced headroom

43 ft²

4 m²

(1) Excluding balconies and terraces

Reduced headroom

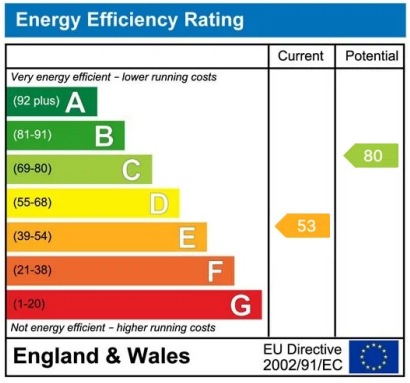
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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