



## 51 BROOMFIELD DRIVE BRIGHTON, BN41 2YU

FREEHOLD

Guide Price £400,000 - £425,000, Fantastic end of terrace family home with west facing garden. The property benefits from a two storey rear extension and an additional 'loft room' creating good sized accommodation, larger than usual for the area, comprising; three double bedrooms, family bathroom, lovely lounge with bay windows and kitchen/ breakfast room opening onto the rear garden. The loft room with heating and double glazed 'velux' window provides a brilliant additional space.

The garden is a sun trap and backs directly onto Mile Oak Recreation adding to it's privacy and pleasant outlook. The outbuilding, previously used as a garage offers plenty of options including a garden room, office/ studio or extremely useful storage/ utility area with power and lighting. Additional benefits include a shared driveway and unspoilt rear views of the South Downs/ Southwick Hill.

Broomfield Drive is quietly located moments from the Downs and there are local schools, shops and amenities close by. Regular bus services provide access to the City Centre and surrounding areas and the A23/A27 is easily accessible.

# Nicholas James

SALES LETTINGS AUCTIONS










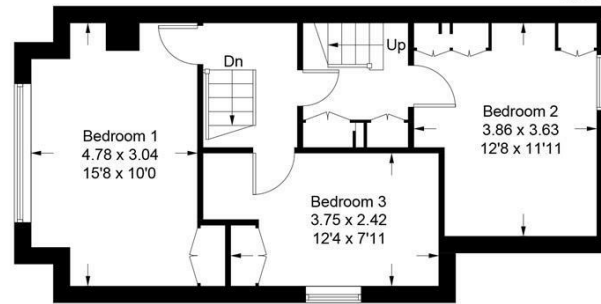
## 51 Broomfield Drive

Approximate Gross Internal Area = 103.9 sq m / 1118 sq ft

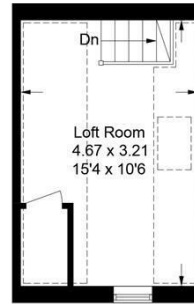
Garage / Outside Office = 19.2 sq m / 207 sq ft

Total = 123.1 sq m / 1325 sq ft

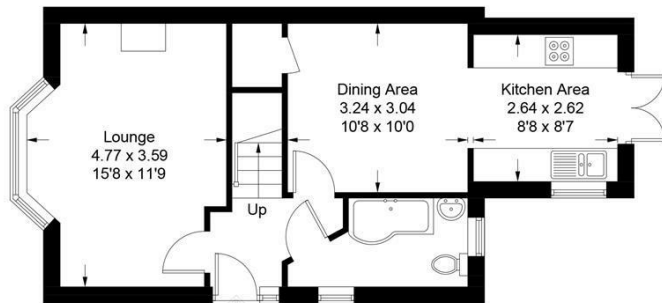
 = Reduced headroom below 1.5m / 5'0"



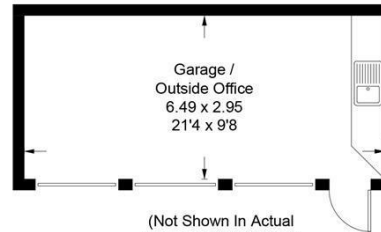
First Floor



Second Floor



Ground Floor



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1265548)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

81

52

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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