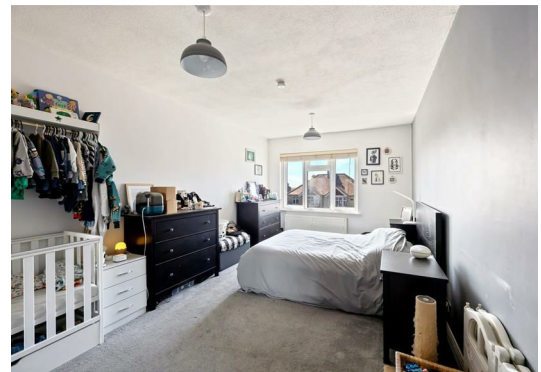


2 Queens Parade, Hove BN3 8JG | 01273 322766
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Company Registration No: 11397540



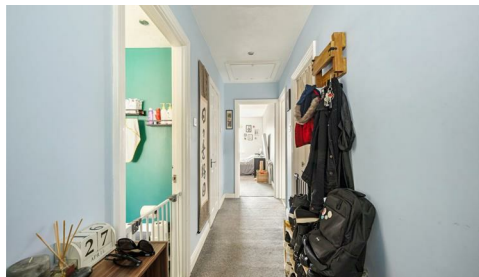
9 Benfield Court Portslade BN41 1XT

Weatherills are very pleased to present this predominantly south facing top floor flat with countless benefits including great storage throughout, gas central heating, a glimpse of the sea and being located within walking distance of Victoria Park and Portslade Station.



Offers In The Region Of £215,000 Leasehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

The property occupies part of the second (top) floor of this well known, low rise purpose built block. The accommodation within comprises: LARGE DOUBLE BEDROOM WITH BUILT IN WARDROBES, LARGE SOUTH FACING LOUNGE/DINING ROOM, A BATHROOM WITH A WHITE SUITE, A KITCHEN/BREAKFAST ROOM AND AN ENTRANCE HALL WITH PLENTY OF STORAGE.

In terms of outside space, the block is located in very pleasant and attractive grounds and the flat has its own allocated OFF STREET PARKING SPACE. The property benefits further from gas central heating, is in good decorative order throughout and is an ideal first time buy or buy to let purchase.

Benfield Court is located in Old Shoreham Road close to Victoria Park, West Hove Sainsburys and Portslade Railway Station. Comprehensive local shops, restaurants and cafes in Boundary Road are within easy reach and bus services pass the block providing access to other part of Brighton and Hove.

- AN IMPRESSIVE, GOOD SIZED TOP FLOOR FLAT
- VERY LARGE DOUBLE BEDROOM WITH BUILT IN WARDROBES
- MODERN WHITE BATHROOM SUITE
- SOUTH FACING LOUNGE/DINING ROOM
- LARGE KITCHEN/BREAKFAST ROOM

EPC

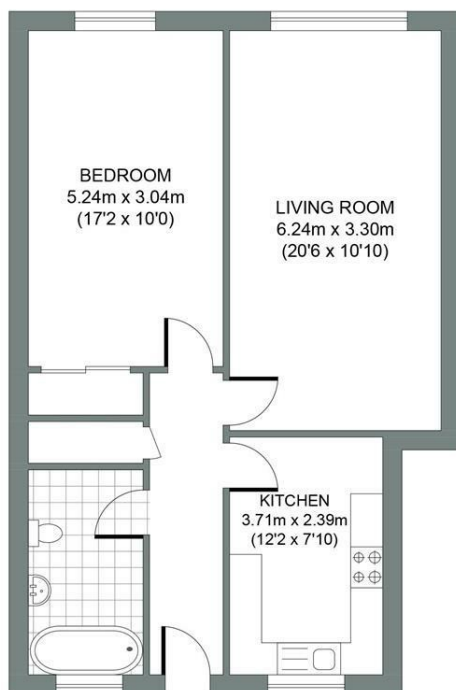
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plans

Approximate Gross Internal Area
61.25 sq m / 659.28 sq ft



OLD SHOREHAM ROAD

Total Area : 61.25m² = 659.28ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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