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54 Benfield Way, Portslade BN41 2DL

Asking Price Of £675,000

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- OFF ROAD PARKING FOR MULTIPLE CARS
- WESTERLY FACING REAR GARDEN
- GARAGE
- IN NEED OF MODERNISATION
- SOUGHT AFTER AREA
- BAY WINDOWS

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Whitlock & Heaps are delighted to present to market this three bedroom detached property situated in the sought after Benfield Way. This delightful property boasts three reception rooms, off road parking for multiple cars and a garage. Furthermore, this property has three double bedrooms and a westerly facing rear garden. This property is in need of modernisation throughout and is brought to market with no onward chain.

Bus routes operate locally making public transport into the city centre simple. Boundary Road is a short walk away, offering a wide range shopping facilities, eateries and cafés. West Hove Sainsbury's is located a short drive away, also offering petrol services. The A27 slip road easily accessible making commutes out of the city quick to do.

ENTRANCE HALL Radiator, doors to all rooms, understair storage, cupboard housing electrics.

KITCHEN Incorporating large stainless steel sink unit with mixer taps and drainer, vinyl work surfaces with cupboards below and adjacent wall mounted cupboards, space for washing machine, fridge/freezer and dishwasher, radiator, door to garden.

LIVING ROOM Feature fireplace with marble effect hearth, dual aspect south/east UPVC double glazed windows with bay, radiators.

RECEPTION ROOM UPVC double glazed bay window overlooking front, two UPVC double glazed windows with north aspect, radiator.

RECEPTION ROOM UPVC double glazed window overlooking garden, radiator.

FIRST FLOOR

LANDING Large landing with access to loft space.

BEDROOM 1 Fitted wardrobes, UPVC double glazed window overlooking front, radiator.

BEDROOM 2 Fitted wardrobes, UPVC double glazed window overlooking the garden, radiator.

BEDROOM 3 UPVC double glazed window overlooking front, radiator, ample eaves storage.

SEPARATE W.C. Low level w.c., pedestal wash-hand basin, frosted window, access to eaves storage.

BATHROOM Comprising 'Jacuzzi' bath with shower over, separate shower cubicle, cupboard housing water tank, wall mounted towel rail, low level w.c., pedestal wash-hand basin, part tiled, UPVC double glazed frosted window.

OUTSIDE

REAR GARDEN Mature level rear garden being mainly laid to lawn with border, gate to driveway, gate to further driveway and garage, shed to rear and gate to No. 56.

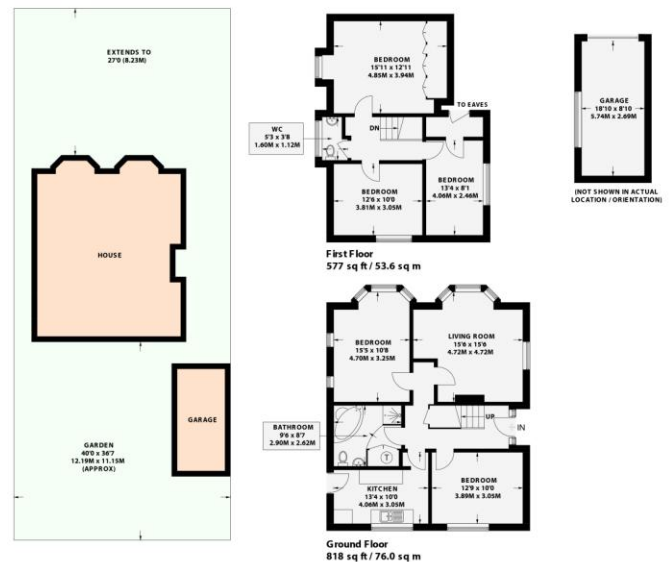
FRONT GARDEN Driveway to LARGE GARAGE, separate off road parking, mature bushes, various trees and shrubs, side access.

BENFIELD WAY

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1560 sq ft / 144.9 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1562 sq ft / 145.1 sq m



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Legend for symbols: CH (Ceiling Height), T (Hot Water Tank), FF (Fridge/Freezer), H (Head Height below 1.5m), M (Measuring Points), S (Storage Cupboard), W (Fitted Wardrobes), G (Garden Shortened for Display).

RICS Certified Property Measurer logo.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 56 D | 71 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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