



5 Benfield Way

Brighton BN41 2DA

Asking Price Of £860,000

- INDIVIDUAL DETACHED HOUSE
- FIVE BEDROOMS
- MASTER SUITE
- FAMILY BATHROOM AND SHOWER ROOM
- DELIGHTFUL OPEN PLAN KITCHEN, LIVING & DINING ROOM
- TWO FURTHER RECEPTION ROOMS
- UTILITY/CLOAKROOM
- PRIVATE DRIVE

Whitlock and Heaps are pleased to bring to market this excellent and individual detached family home that has been extended over recent years to now offer spacious five bedroom accommodation with a delightful master suite and separate family bathroom and shower room. The ground floor rooms all lead off the entrance hall with there being two spacious reception rooms with a particular feature being the open plan kitchen/living and dining room that leads onto the secluded and good size rear garden. The property is set back from the road with established front gardens and a private drive leading to the garage. The secluded rear gardens are arranged over two levels and are predominately laid to lawn. Benfield Way is a most desirable location conveniently located for local amenities, the South Downs, Sainsburys Superstore, the A23/27 and Portslade mainline station.

ENTRANCE HALL Radiator, enclosed entrance.

SITTING ROOM Double aspect with UPVC double glazed window to front and 'French' doors to the garden, feature fireplace with stone surround, two radiators.

KITCHEN/LIVING AND BREAKFAST ROOM The kitchen incorporates a stainless steel one and a half bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with wide range of cupboards and drawers under, matching eye-level wall cupboards, bespoke oak worktop section, inset 5-ring gas hob with double oven under, extractor over, integrated dishwasher, door to front, breakfast area with window overlooking the garden, radiator, fitted cupboard, living area is double aspect with sliding patio doors to garden, radiator.

UTILITY Comprising stainless steel circular sink, laminate top, space for tumble dryer and washing machine, eye-level cupboards, 'Worcester' gas-fired boiler, tiled floor.

SHOWER ROOM Comprising walk-in shower, wash-hand basin with cupboard under, low level w.c., tiled floor, heated ladder style towel rail.

DINING ROOM UPVC double glazed window, radiator.

FIRST FLOOR

LANDING Hatch to loft.

MASTER SUITE Range of fitted wardrobes, double aspect with 'Juliet' balcony, radiator.

EN-SUITE Comprising walk-in shower, wash-hand basin with drawer under, low level w.c., heated ladder style towel rail, velux window.

BEDROOM 2 Range of fitted wardrobes, UPVC double glazed window, velux window, radiator.

BEDROOM 3 Double aspect with two UPVC double glazed windows, radiator.

BEDROOM 4 Double aspect with two UPVC double glazed windows, radiator.

BEDROOM 5/STUDY UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with shower over, pedestal wash-hand basin, low level w.c., part tiled walls, radiator, UPVC double glazed window.

OUTSIDE

FRONT GARDEN Laid to lawn with mature borders.

PRIVATE DRIVE Block paved with parking for three vehicles.

GARAGE Up and over door, power and light, large fully boarded loft space, door to garden.

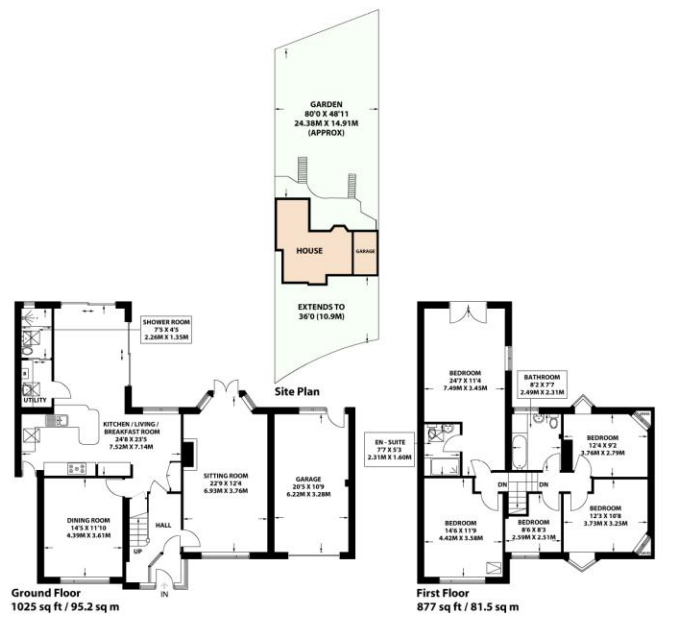
SOUTH FACING REAR GARDEN Secluded and well established being mainly laid to lawn with large patio area.

BENFIELD WAY

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING GARAGE / EAVES)
2023 sq ft / 187.9 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE / EXCLUDING EAVES)
2123 sq ft / 197.2 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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