



45 Broomfield Drive, Portslade, East Sussex, BN41 2YU

A SPACIOUS EXTENDED FAMILY HOME IN A POPULAR LOCATION BEING SOLD WITH NO ONWARD CHAIN.

Situated in Broomfield Drive between Chalky Road and New England Rise. Local shopping and bus service can be found nearby. More extensive facilities are available in Boundary Road and Mile Oak Road. The property is also well situated for local schools and doctors as well as other amenities.

- 3 Bedrooms
- Lounge
- Kitchen/Diner
- Family Bathroom
- En Suite Shower
- Gardens



Offers in the region of £350,000

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CANOPIED ENTRANCE

Outside light, side entrance.

FRONT DOOR

Part glazed uPVC front door, leading to

ENTRANCE HALLWAY

Laid with ceramic tiles, large under stairs cupboard housing meters and electric fuse board, shelving, light.

LOUNGE 15'7 x 11'4 (4.75m x 3.45m)

Located to the front of the property, laid with wood effect laminate flooring, fire place with marble effect hearth, wooden surround and mantle, ceiling light point, double glazed bay window to the front of the property, T.V aerial point, telephone point.

BATHROOM

Laid with ceramic tiles, white panelled bath with chrome mixer tap and shower over bath, vanity unit with inset wash hand basin with chrome fittings and mixer tap, radiator, mirror, recessed spot lighting, obscure glass window to the rear of the property.

SEPARATE W.C.

Fitted with low level white W.C, mirrored cabinet, fully tiled including floor, recessed spot lighting, obscure glass window to the side of the property.

KITCHEN/DINER

KITCHEN 10'8 x 10'0 (3.25m x 3.05m)

Fitted with a range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, one and a half bowl composite sink and drainer unit, space and plumbing for washing machine, space for further under counter appliances, built in electric 'Zanussi' oven, 4 x ring gas burner over, floor laid with ceramic tiles, recessed under cupboard lighting.

DINING AREA 9'3 x 9'0 (2.82m x 2.74m)

Ceiling light point, further recessed spot lighting, double glazed door to the side patio, further double glazed window to the side of the property, double glazed casement doors leading to rear garden.

STAIRS

Leading to

FIRST FLOOR LANDING

Recessed spot lighting.

BEDROOM ONE 12'3 x 10'0 (3.73m x 3.05m)

Measurement to front of wardrobes. Floor laid with wood effect laminate flooring, built in wardrobes to two sides of the room, shelving and hanging space. Double glazed window to the front of the property, centralised ceiling light point, radiator, opening to

EN SUITE SHOWER ROOM

Fitted with single shower, tiled floor to ceiling, W.C, corner vanity wash hand basin, recessed spot lighting, extractor fan.

BEDROOM TWO 17'1 x 9'3 (5.21m x 2.82m)

Maximum measurements. Floor laid with wood effect laminate flooring, 2 x ceiling light points, 2 x radiators, double glazed window to the rear of the property with views of The Downs and playing fields.

BEDROOM THREE 8'0 x 7'11 (2.44m x 2.41m)

Centralised ceiling light point, floor laid with laminate flooring, double glazed window to the rear of the property, views to The Downs and playing fields, coved ceiling, radiator, obscure glass window giving borrowed light to the landing area. Staircase to

USEFUL ATTIC SPACE 15'7 x 7'1 (4.75m x 2.16m)

Useable boarded loft space with 'Velux' windows, views of The Downs, electric power supply.

OUTSIDE

FRONT GARDEN

Laid to lawn with raised flower beds, mature trees and bushes.

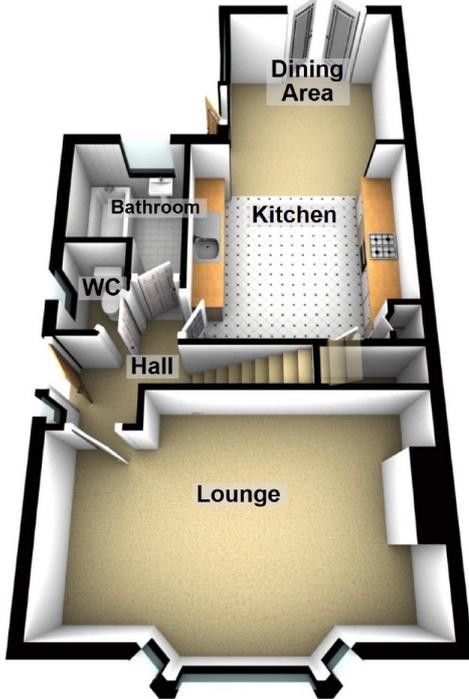
DRIVEWAY

Shared driveway leading to

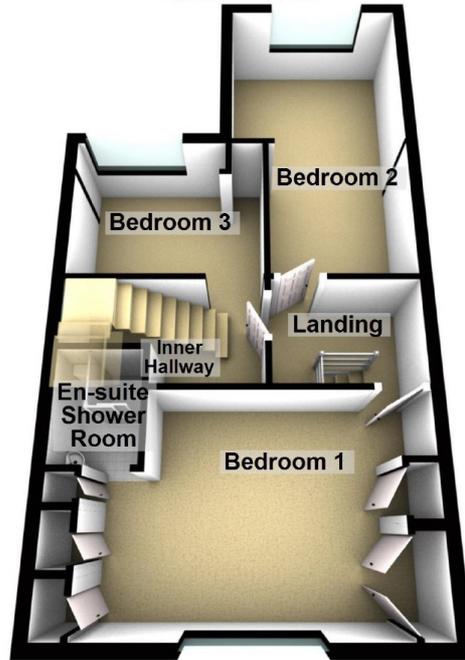
REAR GARDEN

Westerly aspect. Accessed from dining area and side gate to driveway. Steps up to patio, outside tap, outside lighting, top tier of patio secured with railings, gravel borders, step down to further patio, shed/workshop at the rear of the garden, mature trees and shrubs. Views of the playing fields and The Downs and distant sea views.

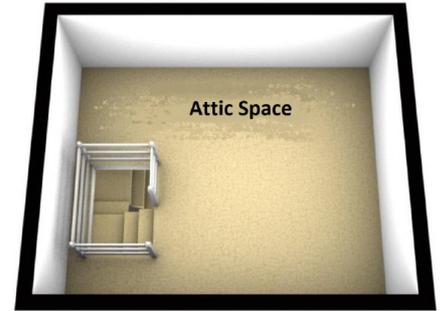
Ground Floor
Approx. 520.3 sq. feet



First Floor
Approx. 515.8 sq. feet



Second Floor
Approx. 207.5 sq. feet



Total area: approx. 1243.6 sq. feet

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEW BY APPOINTMENT THROUGH VENDOR'S AGENTS DEAN & CO PLEASE

N.B. The agents have not tested any apparatus, fitting or services and cannot verify that they are in working order. Room sizes are given for guidance only and should not be relied upon when ordering carpets, furniture, appliances etc.