



Broomfield Drive | Portslade | BN41 2YU
Offers In The Region Of £400,000 - £425,000



We are delighted to offer for sale this versatile and extended four bedroom end of terrace house situated in this popular residential area



Key Features

- Ensuite Shower Room To Master Bedroom
- Ground Floor Office/ Bedroom Four
- Extended Kitchen Dining Room
- Beautiful Views Directly Overlooking Fields/South Downs
- Off Road Parking
- Good Size West Facing Rear Garden
- Boarded Loft Room Ideal For Storage
- Spacious Double Aspect Lounge
- Good School Catchment Area
- Inspection Advised



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Double glazed door through to :-
ENTRANCE HALL Comprising obscure glass pvcu double glazed window, radiator, wall mounted heating control panel.

DOUBLE ASPECT SPACIOUS LOUNGE East and North aspect. Comprising pvcu double glazed bay window, further pvcu double glazed window, radiator, feature fireplace.

BEDROOM FOUR/HOME OFFICE North aspect. Comprising pvcu double glazed window, radiator, sunken spotlights.

OPEN PLAN DOUBLE ASPECT KITCHEN/DINING ROOM Benefitting from impressive views over open fields and distant downland views. North and West aspect. Comprising roll edge laminate work surfaces with cupboards below, matching eye level cupboards, space for range cooker with extractor fan over, inset one and a half bowl sink unit with contemporary mixer tap, part tiled splashbacks, tiled flooring, space and provision for washing machine, dishwasher and fridge/freezer, understairs storage area housing wall mounted gas and electric meters. Breakfast bar with seating for two/three, radiator, pvcu double glazed window, pvcu double glazed door leading out onto side access, recessed spotlights.

FIRST FLOOR SPACIOUS SPLIT LEVEL LANDING Having recessed storage space.

ENSUITE MASTER BEDROOM ONE West aspect benefitting from impressive views directly overlooking fields towards the South downs. Comprising pvcu double glazed window, radiator, mirror fronted fitted wardrobes with hanging rail and shelving, recessed spotlights, door to:-

ENSUITE SHOWER ROOM Comprising pedestal hand wash basin, low flush wc, shower cubicle being fully tiled having an integrated Aqualisa shower, extractor fan, part tiled walls.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, radiator.

BEDROOM THREE East aspect. Comprising pvcu double glazed window, radiator.

BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, corner bath having a shower attachment over, low flush wc, pedestal hand wash basin, wall mounted heated towel rail.

SECOND FLOOR BOARDED LOFT ROOM Comprising two double glazed velux windows, wall mounted Ideal combination boiler.

EXTERNAL

FRONT GARDEN Large lawned area having various shrub and plant borders, shared driveway through to paved area affording off road parking for one vehicle.

GOOD SIZE WEST FACING REAR GARDEN Outside taps, timber built shed, large lawned area directly looking over fields and towards the South downs.

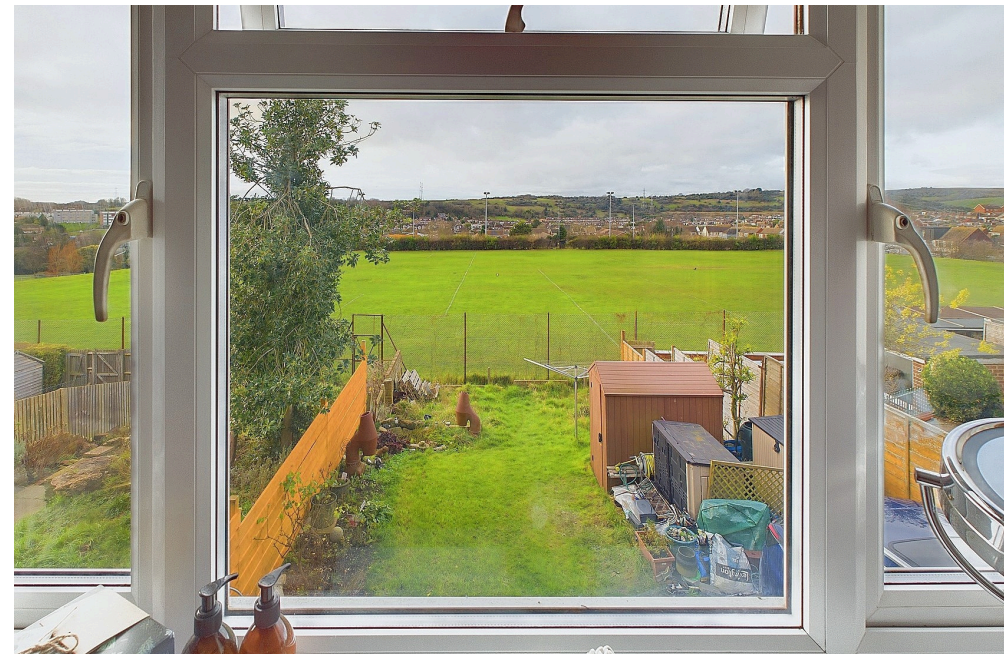
TENURE

Leasehold

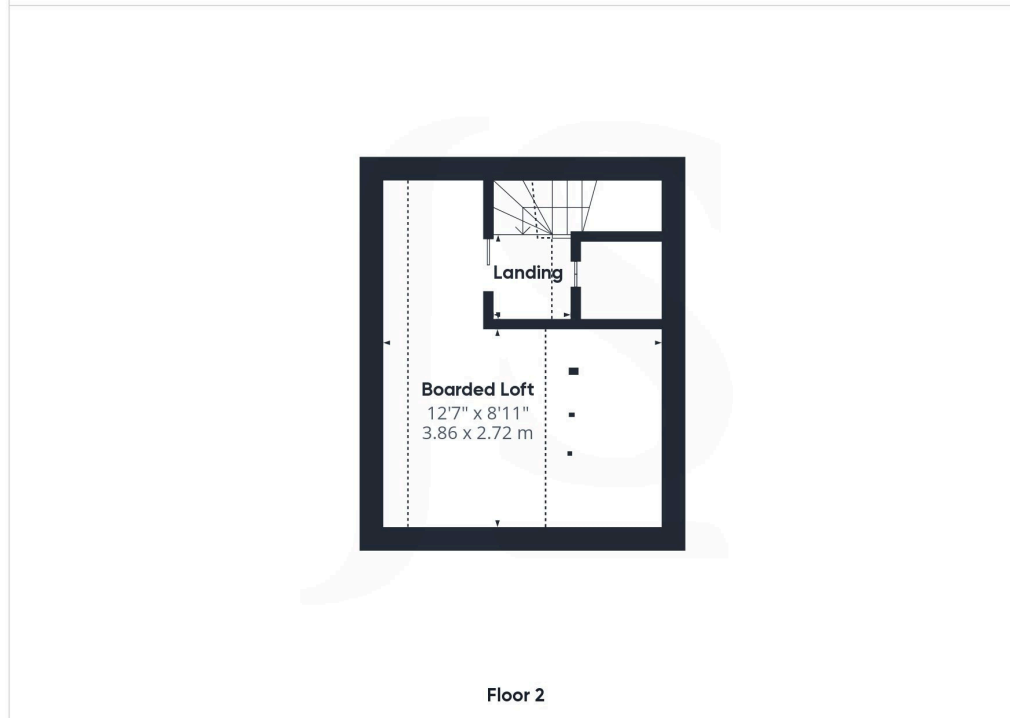
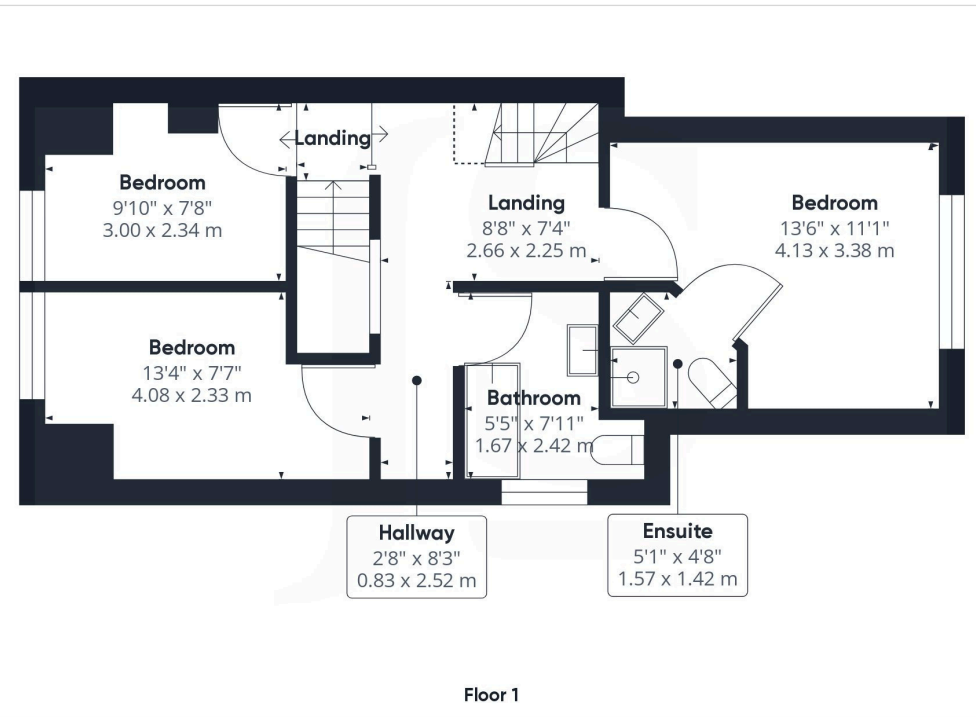
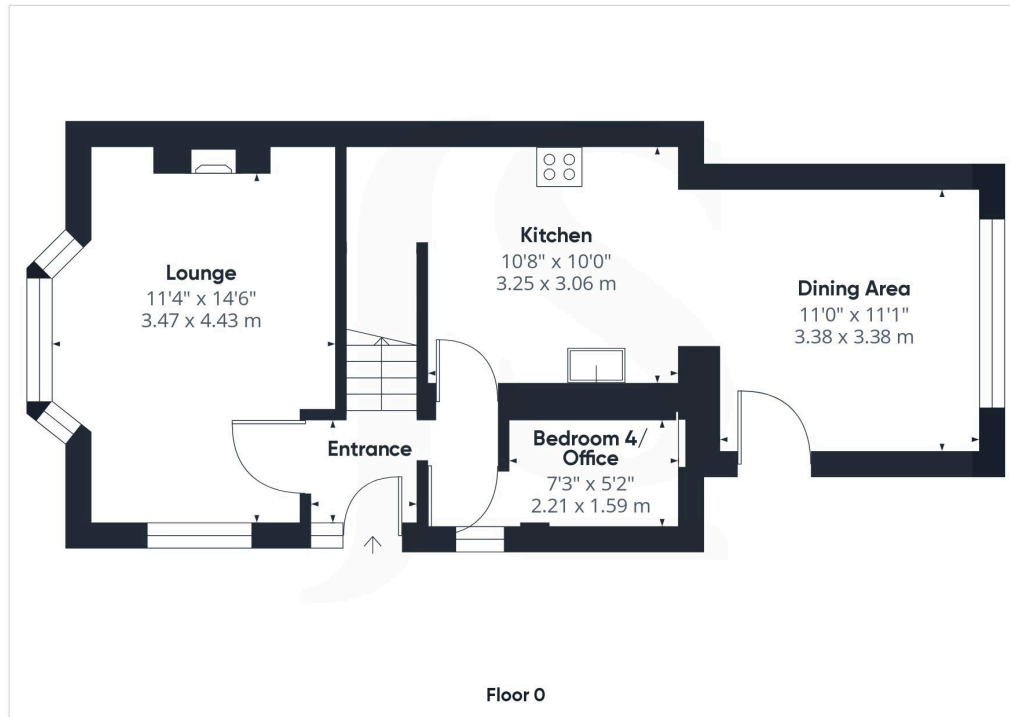
GROUND RENT Approximately £50 per annum

LOCATION

Situated close to the South Downs and within a few hundred yards of local shops and amenities, schools and Portslade leisure centre. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. Access to the A27 / A23 and Old Shoreham Road is within a few minutes' drive as is a Sainsburys superstore/Argos. The Holmbush Shopping Centre with Tesco/M&S & Next is approx 2 miles away to the West.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 1033 sqft)

Tenure: Leasehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.