



46, Broomfield Drive, Brighton, BN41 2YU

**Spencer
& Leigh**

46, Broomfield Drive,
Brighton, BN41 2YU

Offers In Excess Of £300,000 - Leasehold

- Semi detached family home
- Three bedrooms
- Well presented throughout
- 15' Living room
- Extended kitchen/dining room
- Popular location with amenities close by
- Far reaching views
- Private hardstanding
- Low maintenance rear garden
- Exclusive to Spencer & Leigh

GUIDE PRICE £300,000-£325,000

This well presented extended semi detached chalet home is definitely one to view! The deceptively spacious accommodation provides 15' lounge with a feature bay window overlooking the front, a ground floor bathroom with fitted white suite and separate WC, and an extended kitchen/dining room with space for dining table & chairs. Stairs lead to the first floor where you will find two double bedrooms with the master having far reaching views towards the sea and a fair size single bedroom. Outside the rear garden has a low maintenance paved patio with gated side access. Additionally there is a brick built garage that is currently used as storage by our vendor. Easy parking is provided by a wide hardstanding for several vehicles. Further benefits well worthy of a mention include the potential to further extend if required subject to the usual consents. In our opinion viewing of the video tour is considered essential to appreciate this excellent and well loved home!



Situated in this convenient location being within a few minutes walk of Portslade Aldridge Community Academy & Mile Oak Primary School. Sainsbury's supermarket & Boundary Road, offering a variety of shopping facilities, are both within easy reach. Access to the A27 is moments away and bus links in and out of the city are easily accessible.



Entrance hallway

Living room
15'9 x 11'8

Kitchen
13'6 x 10'1

Dining room
10'6 x 5'9

Bathroom
7'3 x 5'8

Main bedroom
15'9 x 9'11

Bedroom
10'8 x 7'11

Bedroom
7'9 x 7'8

Rear garden

Private hardstand at the front
for two vehicles

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Starting out at Spencer & Leigh
Old London Road, Brighton BN1 8YA

Head northwest on Old London Road toward Old Patcham Mews

Turn right onto London Road/A23

At the roundabout, take the 3rd exit

At the roundabout, take the 1st exit onto the A27 ramp to Worthing

Merge onto A27

Take the A293 exit toward Shoreham/A270

At the roundabout, take the 1st exit onto A293

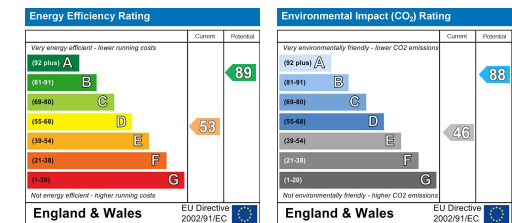
At the roundabout, take the 3rd exit onto Hangleton Lane

Continue onto Fox Way

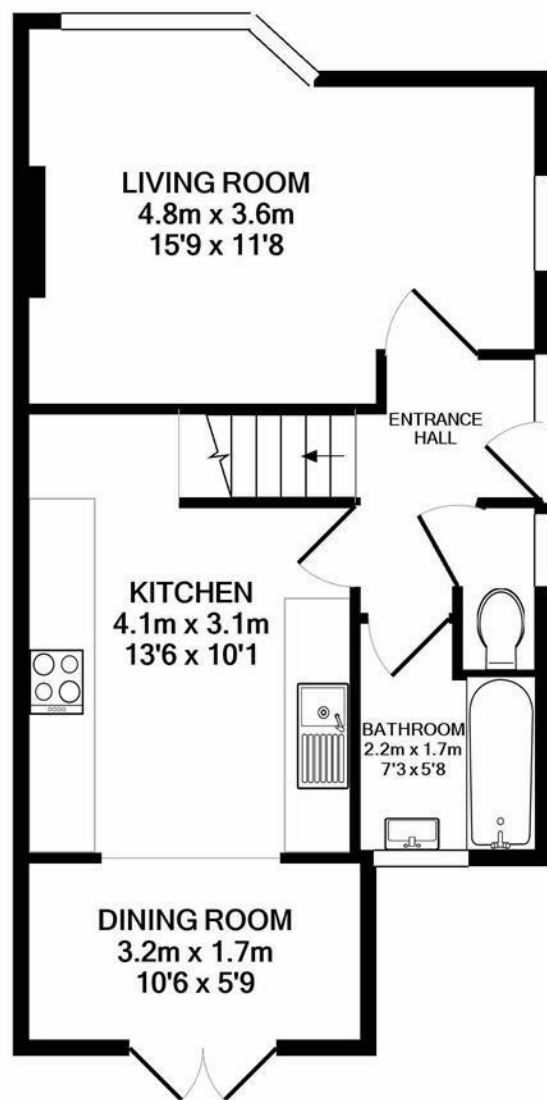
Continue onto Chalky Rd

Turn right onto Broomfield Drive

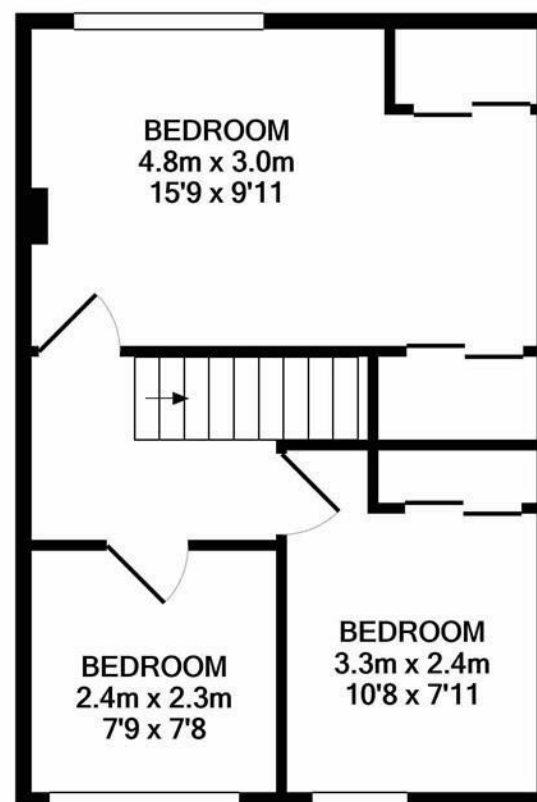
Council:- Brighton & Hove City Council
Council Tax Band:- C



Spencer
& Leigh



GROUND FLOOR
APPROX. FLOOR
AREA 40.8 SQ.M.
(439 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.1 SQ.M.
(367 SQ.FT.)

TOTAL APPROX. FLOOR AREA 74.9 SQ.M. (807 SQ.FT.)

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