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Company Registration No: 11397540



31 Benfield Way Brighton BN41 2DN

Weatherills are very pleased to present a substantial 1920's detached family home, boasting and retaining a large number of period features, private drive and garage, a fantastic 120ft lawned rear garden, offered with no onward chain and located in the ever popular Benfield Area.



Offers In The Region Of £850,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

Agents Notes

The accommodation is arranged over two floors and briefly comprises: 5 bedrooms, 2 bathrooms, ground floor cloakroom/wc, a reception hallway, a large through lounge/dining room, a kitchen, a useful study, a private drive and garage, covered lean to/loggia and a fantastic mature lawned rear garden.

The property had some recent refurbishment but is still presented as a fantastic blank canvas giving an opportunity for a purchaser to make a house their own whilst remaining a beautiful residential enclave.

- AN IMPRESIVE AND VERSATILE 1920'S DETACHED FAMILY HOME
- ABUNDANCE OF PERIOD FEATURES RETAINED THROUGHOUT THE PROPERTY
- 5 BEDROOMS
- 2 BATHROOMS PLUS GROUND FLOOR CLOAKROOM/WC

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

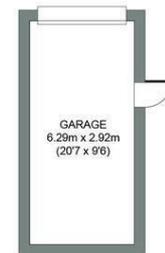
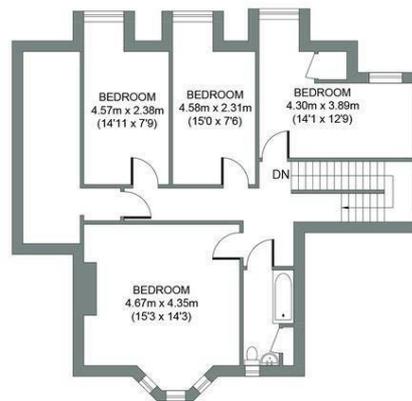
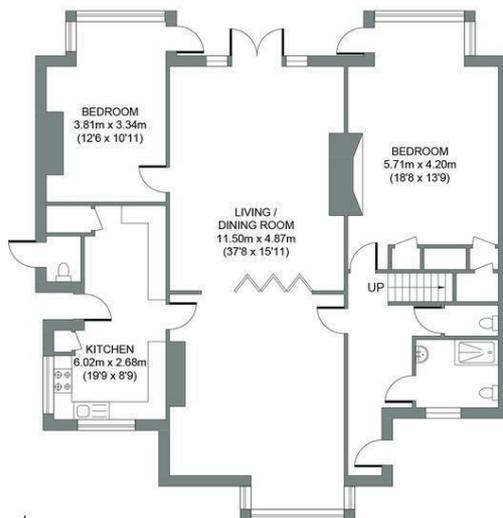


Floor plans

GROUND FLOOR
Approximate Gross Internal Area
140.21 sq m / 1509.20 sq ft

FIRST FLOOR
Approximate Gross Internal Area
79.0 sq m / 850.35 sq ft

GARAGE
Approximate Gross Internal Area
18.37 sq m / 197.73 sq ft



W
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BENFIELD WAY

Total Area (Excluding Garage) : 219.21m² = 2359.55ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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