



40 BROOMFIELD DRIVE PORTSLADE, BN41 2YU

£375,000
FREEHOLD

Superb three bedroom semi-detached chalet bungalow. This lovely family home has been beautifully renovated throughout by its current owners, benefitting from good sized rooms and plenty of natural light, all combining to create a real sense of space throughout. Accommodation comprises; three bedrooms, good sized lounge, modern bathroom and spacious kitchen / Dining room opening onto the delightful rear garden. Additional benefits include off street parking.

Broomfield Drive is quietly located moments from the Downs and there are local schools, shops and amenities close by. Regular bus services provide access to the City Centre and surrounding areas and the A23/A27 is easily accessible.

**Nicholas
James**

SALES LETTINGS AUCTIONS





40 Broomfield Drive

Approximate Gross Internal Area = 82.7 sq m / 890 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242527)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

**Nicholas
James**

SALES LETTINGS AUCTIONS