



## 45 BROOMFIELD DRIVE BRIGHTON, BN41 2YU

£415,000  
FREEHOLD

Superb end of terrace home with west facing rear garden. Beautifully presented, this lovely property benefits a two storey rear extension, creating bright and spacious accommodation comprising, three bedrooms, useful loft room, bathroom, separate WC and en-suite shower room, lounge/ diner and impressive kitchen diner opening onto the rear garden via patio doors. The rear garden is mostly paved and is the perfect, low maintenance outside area to enjoy all day sun along with a pleasant outlook.

Quietly yet conveniently located with local schools and shops close by along with good transport links providing access to surrounding areas. Portslade mainline station is easily accessible with regular and direct links to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





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Approximate Gross Internal Area = 107.7 sq m / 1159 sq ft  
(Including Loft)

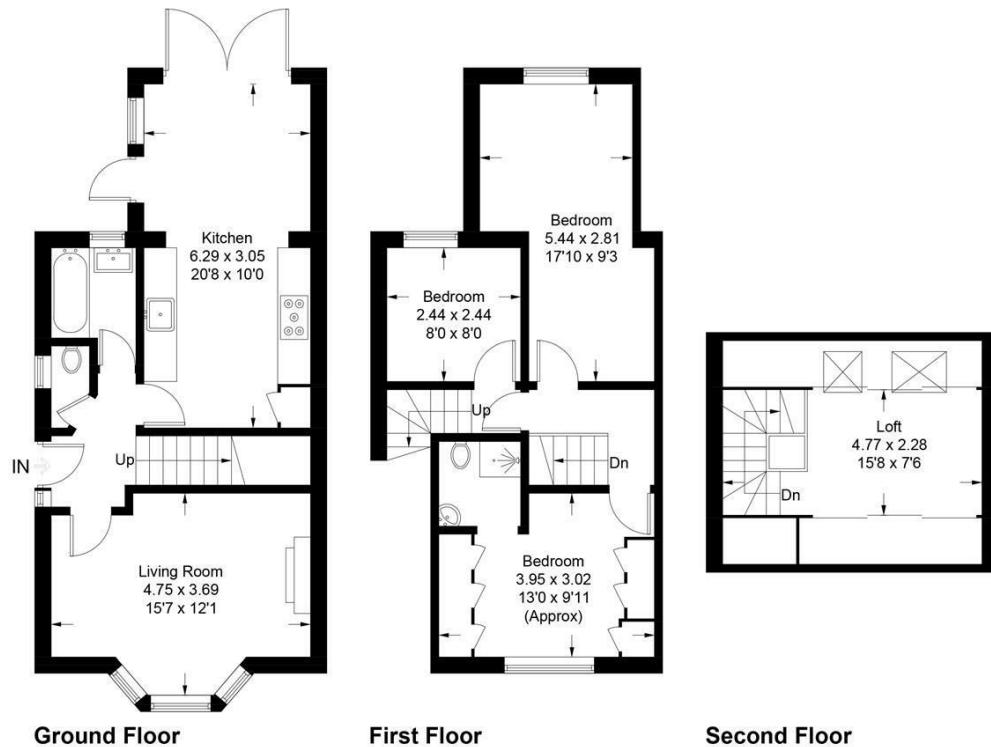


Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1270932)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(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	

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

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