

9 Darcey Drive, Patcham, Brighton, BN1 8LF

Spencer
& Leigh



9 Darcey Drive, Patcham,
Brighton, BN1 8LF

Price £499,950 - Freehold

- Semi detached family home
- Three bedrooms
- Potential to extend, STNC
- 25' Living/dining room with a dual aspect
- Set back from the road
- Easy access to local amenities and transport links
- Mature rear garden with Summer House
- Wide driveway leading to Garage
- No onward chain
- Internal inspection highly recommended

It's rare for homes to become available on this road, but now you have the opportunity to purchase this attractive family home. The house has three bedrooms and a spacious lounge/dining room which boasts a beautiful dual aspect, providing a bright and airy living space. The galley-style kitchen has enough space for appliances and leads to the garden. On the first floor, you will find three bedrooms and a family bathroom. Parking is not an issue as there is a wide driveway leading to a garage accessed via a shared driveway. The rear garden is mainly lawn and provides an excellent space to relax and entertain with a Summer House at the far end. Available with no onward chain, Spencer & Leigh recommend that you view this house and would be delighted to show you around. The property is conveniently located within walking distance of popular schools and various shops.



Darcey Drive is ideally situated for what are considered to be good local schools within walking distance. There is a regular bus service to the city and network links to London. Local shopping facilities are a short walk away along with the nearby M & S Food, Matalan, Pets at Home and Asda Superstore.



Entrance
 Entrance Hallway
 Living Room
 14'1 x 12'1
 Dining Room
 11'9 x 10'2
 Kitchen
 11'9 x 7'6
 Stairs rising to First Floor

Bedroom
 11'9 x 10'9
 Bedroom
 11'9 x 10'9
 Bedroom
 7'2 x 6'10

Family Bathroom

OUTSIDE

Rear Garden

Garage
 18'4 x 9'6

Property Information

Council Tax Band D: £2,338.06 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Shared Driveway & un-restricted on street parking

Broadband: Standard 7 Mbps, Superfast 115 Mbps, Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

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



Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Spencer & Leigh

Darcey Drive



Ground Floor
Approximate Floor Area
444.87 sq ft
(41.33 sq m)

First Floor
Approximate Floor Area
432.17 sq ft
(40.15 sq m)

Garage
Approximate Floor Area
174.80 sq ft
(16.24 sq m)

Approximate Gross Internal Area = 97.72 sq m / 1051.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.