

26 Denton Drive, Patcham, Brighton, BN1 8LS

Spencer
& Leigh



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Guide Price £475,000 - £499,950 Freehold

- Extended semi detached family home
- Four good size bedrooms
- Spacious lounge/dining room
- Large kitchen with space for table & chairs
- Ground floor bedroom, cloakroom & shower
- Ground floor office & separate utility room
- Three first floor bedrooms & family bathroom
- Large level rear garden with garage & parking
- No ongoing chain, double glazing & gas central heating
- Exclusive to Spencer & Leigh

GUIDE PRICE - £475,000 - £499,950

Offered for sale with no ongoing chain is this spacious semi detached family home which has been cleverly extended to provide comfortable living and bedroom space with two bathrooms.

At the rear of the property is a driveway which provides access to a detached garage and private vehicle parking. Neighbouring homes have extended into the large garden to provide more parking, larger garages and garden rooms, should it be desired.

This spacious home features an extended living/dining room which overlooks the large rear garden and connects to a second sitting room. The kitchen is spacious and equipped with modern fitted units with enough space to dine for a table and chairs. There is a separate utility room for domestic appliances along with an office, ground floor shower room/WC and ground floor double bedroom.

On the first floor there are three further bedrooms and the family bathroom/WC. Conveniently, the loft is boarded and has 'Velux' window at the rear.

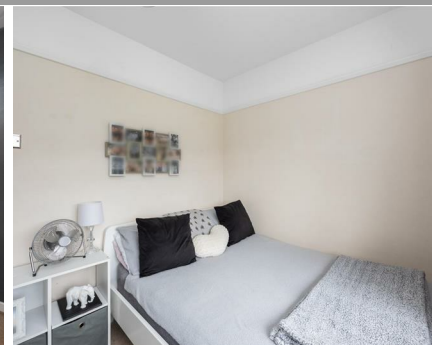
Key features include double glazing, gas central heating and no onward chain.

Space is the key with this property and certainly does not disappoint.

The property is exclusive to Spencer & Leigh with viewing being highly recommended.



Denton Drive is situated in a desirable area of Patcham with easy access to local bus and travel networks. There are what are considered to be good local schools catering for all ages along with a selection of local shops and restaurants situated nearby.



Entrance
Entrance Hallway
Living/Dining Room
18'9 x 12'11
Reception Room
10'7 x 5'11
Kitchen/Dining Room
18'1 x 9'4
Utility Room
9'3 x 4'
G/f Shower Room/WC
Office
6'3 x 5'8
G/f Bedroom
9'3 x 9'

Stairs rising to First Floor

Bedroom
10'7 x 6'9
Bedroom
10'10 x 7'3

Bedroom
10'3 x 9'11

Family Bathroom

OUTSIDE

Rear Garden

Garage
15'1 x 6'11

Property Information
Council Tax Band C: £2,078.28 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, off road parking and un-restricted on street parking
Broadband: Standard 10Mbps, Superfast 173Mbps & 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

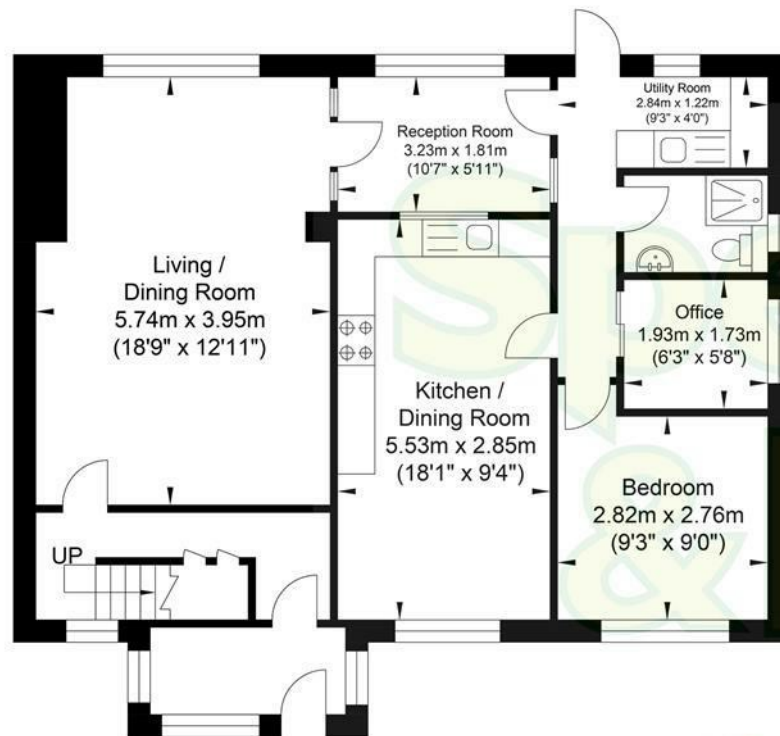


Council:- BHCC
Council Tax Band:- C

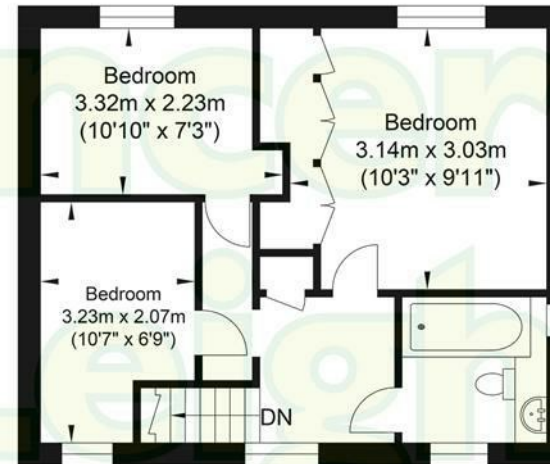
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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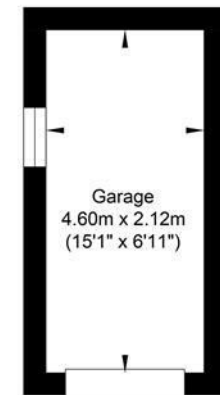
Denton Drive



Ground Floor
Approximate Floor Area
805.35 sq ft
(74.82 sq m)



First Floor
Approximate Floor Area
406.33 sq ft
(37.75 sq m)



Garage
Approximate Floor Area
104.94 sq ft
(9.75 sq m)



Approximate Gross Internal Area = 122.32 sq m / 1316.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.