

41 Denton Drive, Patcham, Brighton, BN1 8LR

Spencer  
& Leigh





41 Denton Drive, Patcham,  
Brighton, BN1 8LR

Guide Price £425,000 - £450,000 Freehold

- Spacious semi detached family home
- Three first floor bedrooms
- Generous living room
- Double glazed conservatory
- Spacious kitchen/dining room
- Modern fitted kitchen units
- Stylish shower room & separate cloakroom
- Set back from the road with hedge boundaries
- Good size rear garden with lawn & patio space
- Exclusive to Spencer & Leigh

GUIDE PRICE £425,000 - £450,000

Set back from the road behind a hedged front boundary is this spacious semi detached family home with three spacious bedrooms.

When you enter the property you will appreciate the well sized rooms on both floors with the addition of a double glazed conservatory to the rear which overlooks the tiered garden with views beyond.

Offering both a living room and double glazed conservatory there is plenty of room for all the family and being a great space to entertain friends. The large kitchen dining room is equipped with modern fitted units with plenty of cupboard space. There are built in cooking appliances along with a sit up breakfast bar and enough space for a table and chairs.

Moving to the first floor there are three bedrooms along with a modern shower room and separate cloakroom.

Outside the rear garden is arranged with a good size patio area and gently sloping lawn and stocked flower bed borders with a variety of plants.

Viewing is highly recommended to appreciate this lovely home which is exclusive to Spencer & Leigh.



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  
 Reception Room  
 12'9 x 11'9  
 Kitchen/Dining Room  
 18'4 x 9'6  
 Conservatory  
 10'5 x 7'10  
 Stairs rising to First Floor

Bedroom  
 12'5 x 10'2  
 Bedroom  
 11'9 x 6'10  
 Bedroom  
 10'2 x 9'10

Shower Room  
 Separate WC  
 OUTSIDE  
 Rear Garden  
 Garden Store  
 12'9 x 5'2

Property Information  
 Council Tax Band C: £2,078.28 2024/2025  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Un-restricted on street parking  
 Broadband: Standard 11Mbps, Superfast 50 Mbps, Ultrafast 1000Mbps available (OFCOM checker)  
 Mobile: Fair/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](http://www.spencerandleigh.co.uk)



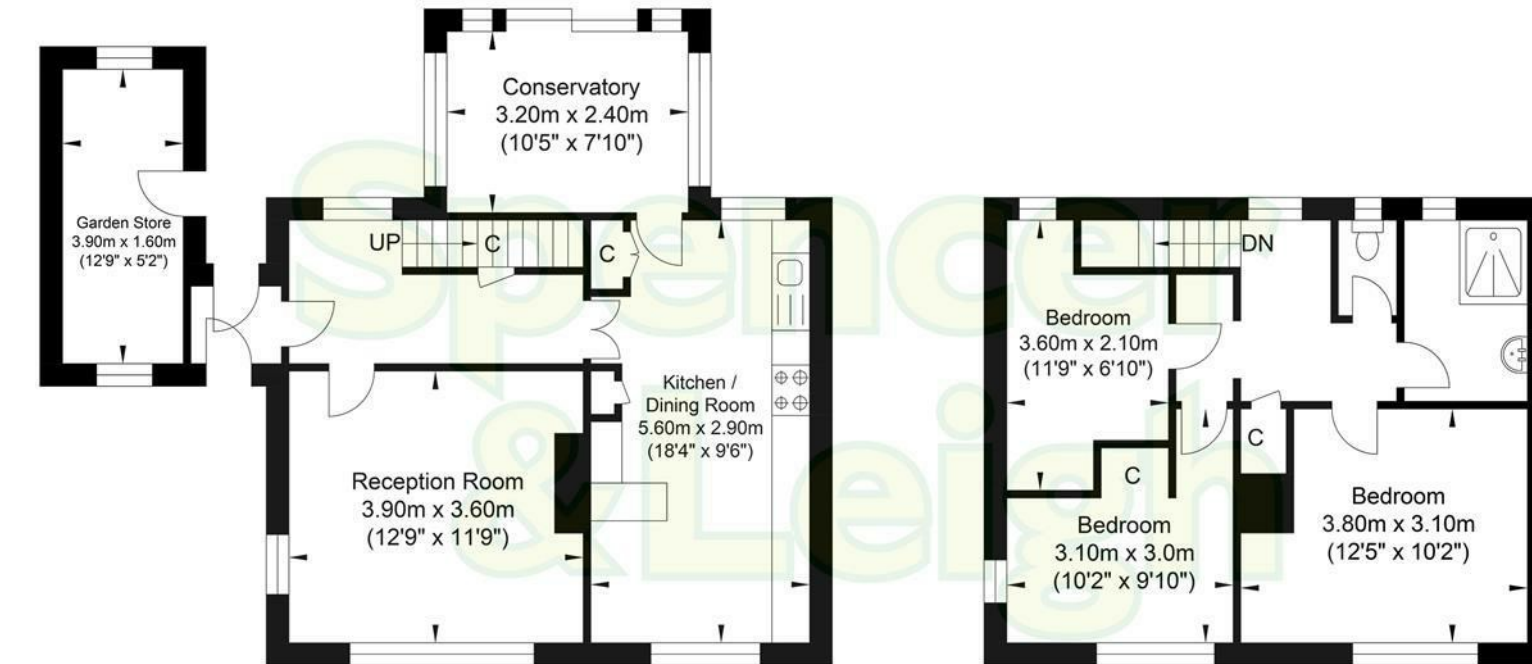
Council:- BHCC  
 Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Denton Drive



Ground Floor  
Approximate Floor Area  
584.69 sq ft  
(54.32 sq m)

First Floor  
Approximate Floor Area  
415.91 sq ft  
(38.64 sq m)

Approximate Gross Internal Area = 92.96 sq m / 1000.61 sq ft

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