

134 Valley Drive, Withdean Brighton, BN1 5FF

Guide Price £780,000 - £800,000 Freehold

- Extended semi detached family home
- Three good size bedrooms
- Spacious lounge overlooking rear garden
- Separate bay fronted dining room
- Impressive kitchen/breakfast room
- Family bathroom & ground floor shower room
- Excellent internal presentation
- Low maintenance rear garden
- Private driveway & garage
- No onward chain

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A well presented family home offering spacious living accommodation in a sought after location offered for sale with no onward chain. Upon entering, you are greeted by a large and welcoming entrance hall which leads into a well appointed lounge having plenty of space to relax and entertain family and friends. The kitchen features cream coloured units with integrated appliances, a breakfast table and a separate utility room. There is a useful ground floor shower room and a separate bay fronted dining room, which has potential to be used as a fourth bedroom. The first floor is home to three larger than usual bedrooms and the fantastic family bathroom which has a shower cubicle in addition to the bath. The property retains many attractive features and benefits from gas fired central heating and double glazed windows. Internally, the presentation is considered to extremely well presented resulting in a bright and airy living space. Outside, there is a low maintenance rear garden and a private driveway which provides plenty of private off road parking in addition to the garage. Patcham Old Village and Park Park with their quirky shops and mainline railway station are situated nearby. In addition, popular schools are well catered for within the area. Viewing is highly recommended.



Valley Drive is located in the highly desirable sought after area of Dyke Road/Withdean with its sports complex and local shops. For families with children there is a choice of schools catering for all ages. Preston Park mainline railway station is approximately one mile away and all other travel networks are within easy reach.







Entrance

Entrance Hallway

Living Room 18'5 x 15'6

Reception Room/Bedroom

Kitchen/Breakfast Room 15'5 x 15'3

G/f Shower Room

Utility Room 7'4 x 3'8

Stairs rising to First Floor

Bedroom 15'6 x 12'11

Bedroom 17'4 x 11'1'

Bedroom 9'11 x 8'7

Family Bath/Shower Room 11' x 8'5

OUTSIDE

Garage/Storage

Rear Garden

Property Information

Council Tax Band E: £3.001.52 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Broadband: Standard 15 Mbps, Superfast 80 Mbps & Ultrafast 1000 Mbps

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.

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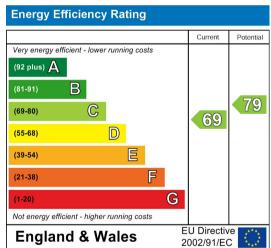




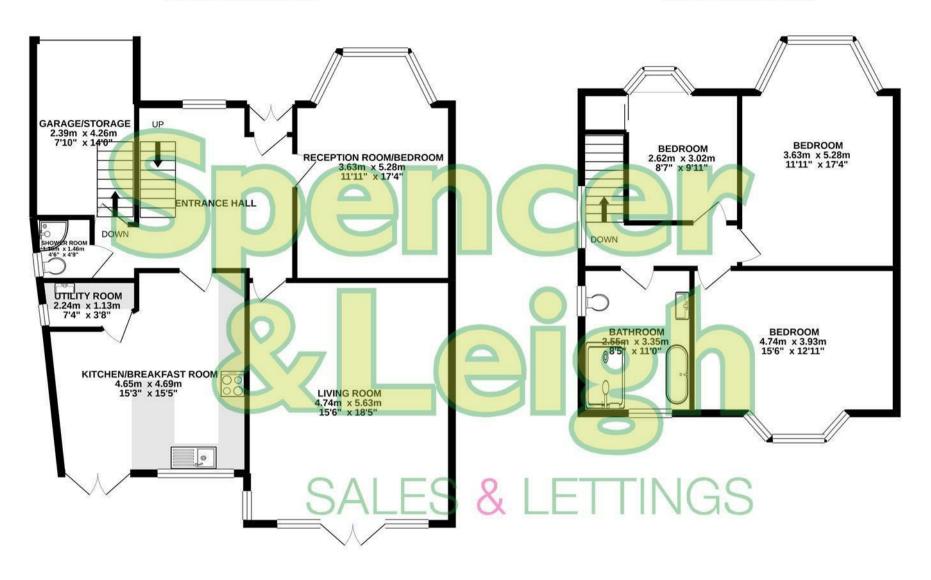




Council:- BHCC Council Tax Band:- E







TOTAL FLOOR AREA: 150.7 sq.m. (1622 sq.ft.) approx.

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