

Spencer
& Leigh



145 Denton Drive, Brighton, BN1 8DL

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Guide Price £500,000 - £550,000 Freehold

- Extended Three Bedroom Family Home
- Presented in Great Condition
- Fabulous Entertaining Space with Multiple Outbuildings
- Low Maintenance Rear Garden
- Open Plan Living/Dining Space
- Kitchen with Separate Utility Room
- Two Double Bedrooms and a further Single
- Full Bathroom Suite
- Private Parking Created for Two Vehicles
- Exclusive to Spencer & Leigh

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This attractive Family Home located towards the end of Denton Drive has been remodelled, extended to both the side and the rear and had works undertaken in the garden to make it flat and level, with the inclusions of multiple outbuildings making this the perfect spot to bring up the family and entertain your friends & loved ones all at the same time!

The property itself is presented in great condition with the Wow factor being the Ground Floor where the wall has been removed, opening up between the lounge and the dining room, creating further space leading to a beautiful Sun Room making a fabulous family space with lots of light flooding in and views straight through to the Garden. The Kitchen extension to the side is fitted with high-specification "Neff" appliances and a practical breakfast bar complementing "day-to-day" life, whilst a useful Utility room and Downstairs toilet complete the ensemble.

At the First floor, there are Two Good-sized Double Bedrooms and a smaller Third all decorated in Neutral tones plus the family Full-Bathroom Suite with a Bath and Digital Shower.

Both the front and rear gardens have been meticulously landscaped. The front now has private parking for two vehicles, while the rear has been modernized to create a seamless transition from the home through two sets of sliding patio doors. A composite deck ensures longevity, an AstroTurf lawn requires minimal maintenance, and the arrangement of the undercover cabins at the rear creates a perfect space for both work and socializing.

Early Viewing is highly recommended to not miss out on all this family Home has to offer!



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
 21'7 x 14'1
 Kitchen/Breakfast Room
 15'8 x 8'10
 Sun Room
 11'1 x 8'10
 Cloakroom/Utility Room
 Stairs rising to First Floor
 Bedroom
 14'5 x 10'9
 Bedroom
 14'5 x 10'5
 Bedroom
 9'2 x 7'6

Family Bathroom
 OUTSIDE

Garden Room
 13'1 x 10'5
 Office
 11'1 x 7'2

Garden Bar Room
 9'10 x 5'6
 Shed
 7'10 x 5'6

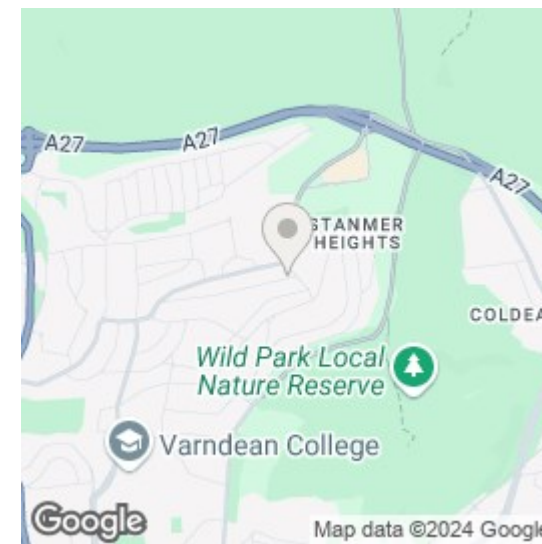
Rear Garden

Property Information
 Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Off road parking and un-restricted on street parking
 Broadband: Standard 23 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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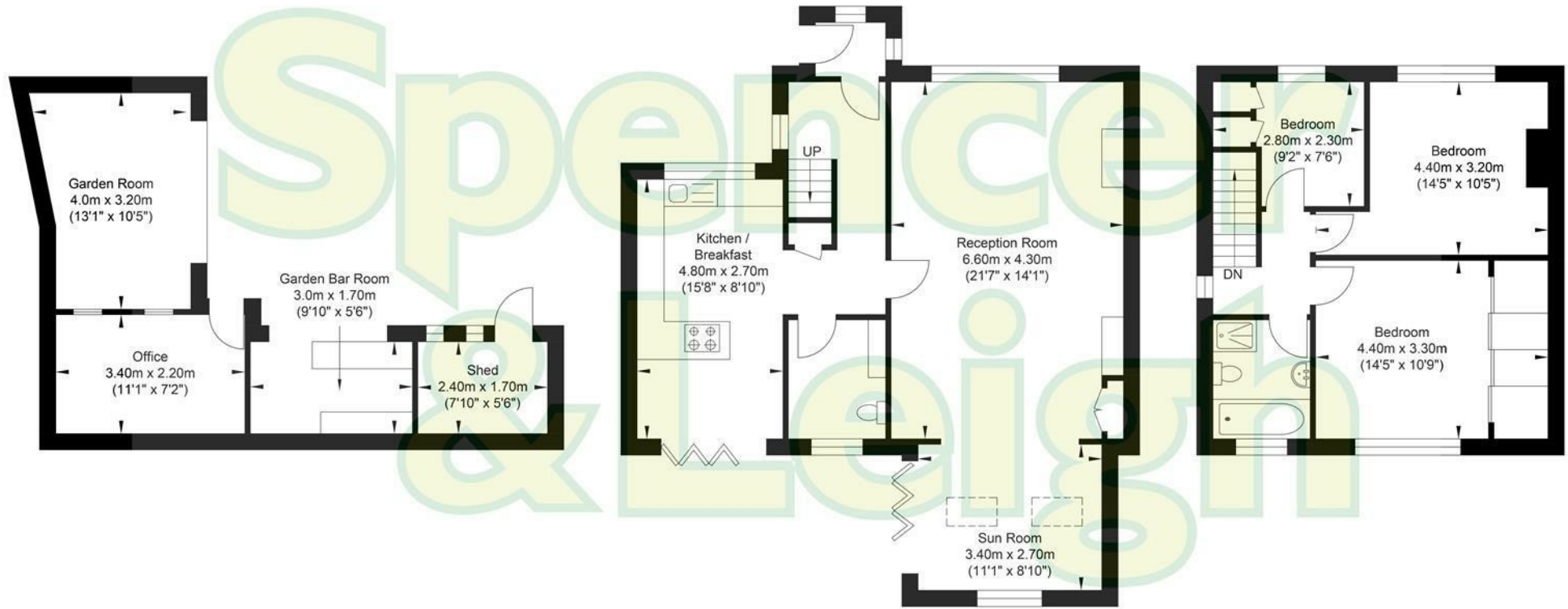
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(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



Outbuilding
Approximate Floor Area
302.14 sq ft
(28.07 sq m)

Ground Floor
Approximate Floor Area
702.99 sq ft
(65.31 sq m)

First Floor
Approximate Floor Area
440.45 sq ft
(40.92 sq m)



Approximate Gross Internal Area (Excluding Outbuilding)= 106.23 sq m / 1143.45 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.