

Spencer
& Leigh



92 Valley Drive, Withdean, Brighton, BN1 5FF

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Offers In Excess Of £700,000 - Freehold

- Beautifully renovated family home
- Three double bedrooms
- Modern four piece bathroom suite
- Open plan bespoke kitchen, integrated appliances
- 24'8 lounge/dining room, teak wooden flooring
- Conservatory with roof, velux, power and lighting
- Additional downstairs cloak room
- Private drive for parking and garage
- 100' mature rear garden with wild flowers and fruit trees
- Popular Withdean location, close to Preston Park station

This beautifully renovated semi-detached house has been lovingly refurbished by our vendors and offers an ideal family home. With three spacious double bedrooms, this property is perfect for those seeking comfort and style. They have made provisions to make the loft conversion ready with suitable electricity supply and the boiler which is newly installed has the capacity to feed a further floor.

The heart of the home is the open-plan, bespoke-fitted kitchen with integrated appliances and solid work tops, which has been opened up into the spacious through-lounge/dining room. Additional features are the elegant teak flooring throughout the downstairs and a cosy wood burner stove, creating a warm and inviting atmosphere for family gatherings and entertaining guests.

Our vendors have improved the conservatory by putting on a roof with a sky window and lighting, making this an additional room ideal for a gym or home office to enjoy the serene rear garden. A convenient downstairs cloakroom adds to the practicality of the home.

This delightful garden is sheltered and quiet with a large population of birds and wildlife, including a protected badger set beyond the fence. The beautiful garden features a lovely lawn and a patio area which is ideal for Summer barbeques, with fruit trees, rhubarb, bluebells, wild garlic and a beautiful cherry tree, making it a perfect retreat for outdoor enthusiasts and families alike.

Parking is a breeze with space for several vehicles including an EV charging point; the garage is well-equipped with power and lighting, providing additional storage or workspace options.

Withdean Leisure Centre is nearby with soft play, new football pitches and plans for a swimming pool. Preston Park station is just a stone's throw away, offering convenient access to local amenities and transport links. This home is not just a property; it is a lifestyle choice, combining modern living with the tranquillity of a well-established community.



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
Reception/Dining Room
23'11 x 11'5
Kitchen
13'9 x 10'2
Conservatory
10'5 x 9'10
G/f Cloakroom
Stairs rising to First Floor
Bedroom
12'9 x 11'5
Bedroom
11'5 x 11'1
Bedroom
10'2 x 7'10
Family Bath/Shower Room
OUTSIDE
Rear Garden
Garage
20'4 x 8'2
Property Information
Council Tax Band E: £2,857.63 2024/2025
Utilities: Mains Electric, Mains Gas, Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on street parking
Broadband: Standard 16Mbps, Superfast 80Mbps & Ultrafast 1800Mbps 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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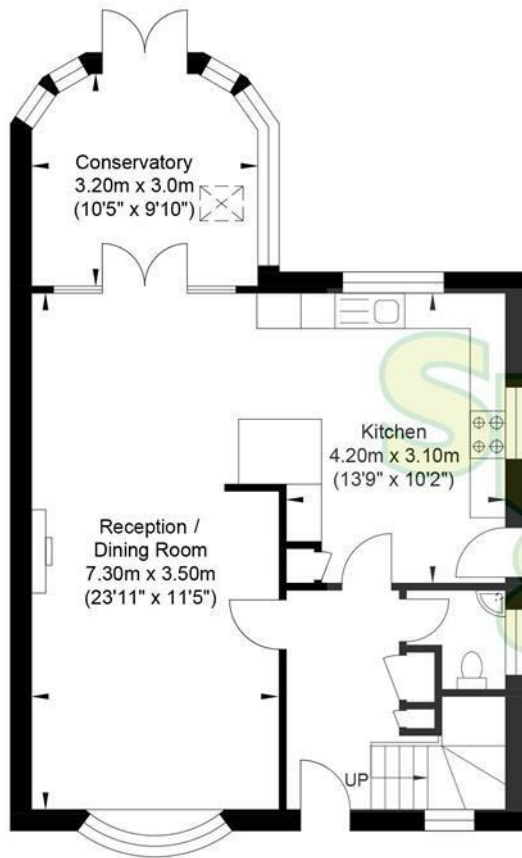


Council:- BHCC
Council Tax Band:- E

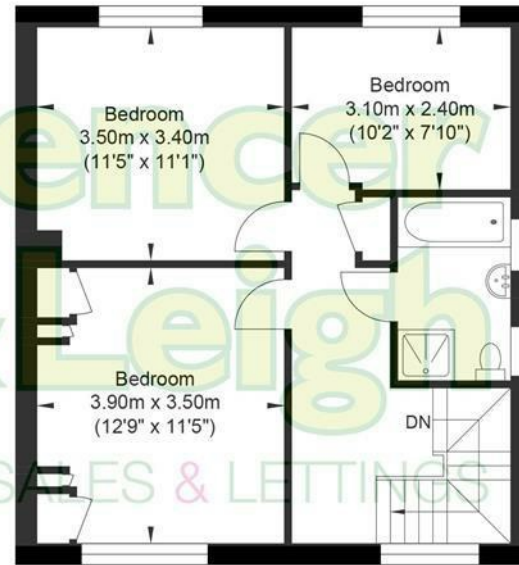
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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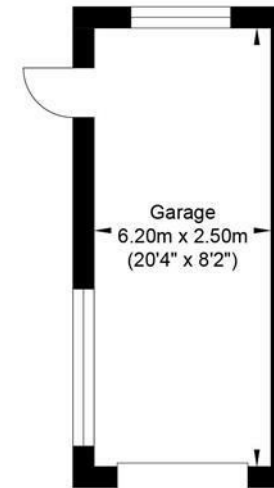
Valley Drive



Ground Floor
Approximate Floor Area
632.91 sq ft
(58.80 sq m)



First Floor
Approximate Floor Area
526.46 sq ft
(48.91 sq m)



Garage Floor
Approximate Floor Area
166.84 sq ft
(15.50 sq m)



Approximate Gross Internal Area (Excluding Garage) = 107.71 sq m / 1159.37 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.