



87 Denton Drive, Brighton, BN1 8DL

**Spencer  
& Leigh**



87 Denton Drive,  
Brighton, BN1 8DL

Guide Price £475,000 - £525,000 Freehold

- Three Double Bedroom Family Home
- Popular Residential Location
- Huge Conservatory allowing light to Flood in
- Side Extension for Utility Room
- Bay-Fronted Lounge
- Separate Dining Room
- Oversize Shower Room
- Great Views from the Rear
- Large Tiered Garden
- Exclusive to Spencer & Leigh

GUIDE PRICE £475,000 - £500,000

This delightful three-bedroom semi-detached house is set back from the road in a popular residential street. With both a wide plot and stunning views from the rear garden, this charming property in the heart of Hollingbury is not to be missed.

The front is accessed via a few steps, but once inside, the property has a lovely flow. The expansive ground floor features both a large conservatory extension and a side extension that offers a separate utility space, making this property truly stand out. The kitchen boasts a pleasant view of the rear garden, with useful worktop space on three sides. Although the sitting room and dining room are separate, they both lead into the conservatory, creating a bright and airy space perfect for entertaining or relaxing.

All three bedrooms, which are all doubles and include built-in storage, are conveniently located on the first floor. The top floor is completed by a neatly tiled shower room with an oversized shower.

Additional highlights include a separate downstairs W/C, a large patio sun terrace, and a wide, long garden with fantastic views.

In our opinion, early viewing is essential to fully appreciate everything this family home has to offer!



Denton Drive is situated in a desirable area on the fringe Patcham and Hollingbury 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 Hallway

Sitting Room  
13'9 x 11'10

Dining Room  
10'3 x 8'5

Conservatory  
18'2 x 12'

Kitchen  
12'5 x 8'11

Utility Room  
12'3 x 8'6

Stairs rising to  
First Floor Landing

Bedroom  
14'0 x 9'10

Bedroom  
8'11 x 8'6

Bedroom  
9'4 x 8'11

Family Bathroom

OUTSIDE

Front Garden

Rear Garden

Property Information  
Council Tax Band C: £2182.92 2025/2026  
Utilities: Mains Gas and Electric. Mains water and sewerage  
Parking: Unrestricted on-street parking  
Broadband: Standard 7 Mbps, Superfast 50 Mbps & Ultrafast 1800 Mbps 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](http://www.spencerandleigh.co.uk)

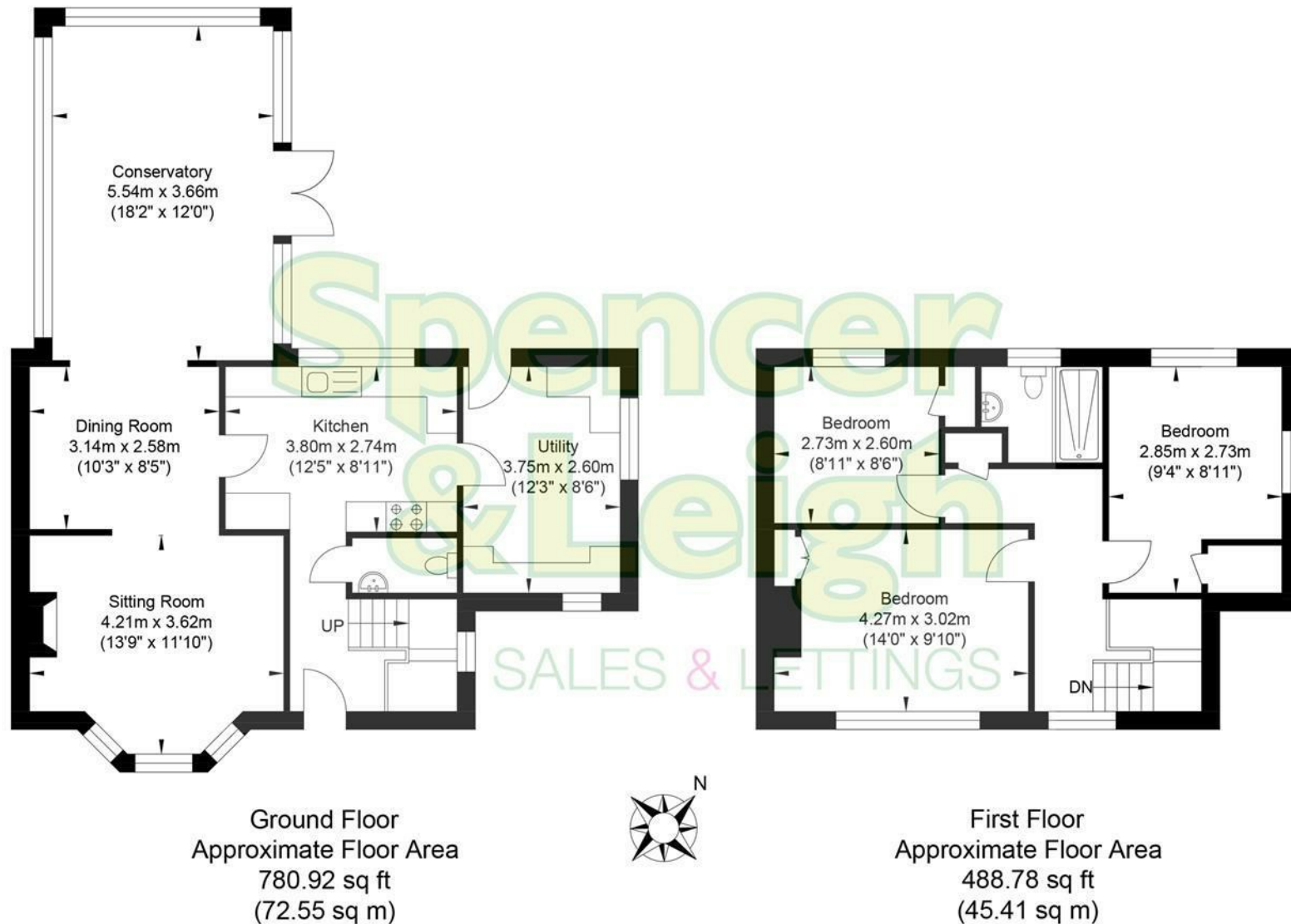


Council:- BHCC  
Council Tax Band:- C

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            | 72        |
| (55-68) D                                   | 59                         |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

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Approximate Gross Internal Area = 117.96 sq m / 1269.70 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.