

**East Drive**

**Brighton**

**LEXTONS** / SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## About the property

Guide Price £1,500,000 to £1,700,000

Discover a fantastic opportunity to reside on East Drive, one of Brighton's most sought-after streets. Overlooking Queens Park and offering off-street parking, this home provides both convenience and charm.

Upon entering, you'll be greeted by a bright and spacious reception hallway, perfect for seating and entertaining—currently used by the owners as a cozy reading nook. There is also a cloakroom off of this area. Moving through the house, you'll find a living room that seamlessly connects to a thoughtfully extended kitchen and dining area. Accessed either through the rear living room or the reception hall, this space features elegant floor-to-ceiling bi-fold doors that flood the room with natural light and offer lovely garden views. The kitchen area, designed with family living and entertaining in mind, includes a versatile dining space that can adapt to your needs.

On the first floor, you'll find four generously sized bedrooms. The largest bedroom boasts a door leading to a west-facing balcony—ideal for relaxing with a drink while enjoying the scenic views. This floor also includes a family bathroom serving all the bedrooms.

The second floor features two more spacious bedrooms. The rear bedroom provides stunning views over Brighton's rooftops and the sea. This floor is equipped with a wet room, serving both bedrooms.

In addition to the ample living space, the property includes a garage accessible from the hallway and double doors leading to the private driveway. The garden area houses a versatile garden room, perfect for a home office, gym, children's play area, or a cozy evening retreat.

## East Drive Brighton



6

BEDROOM

2

RECEPTION

2

BATHROOM















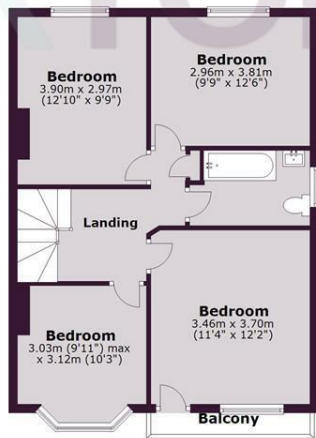


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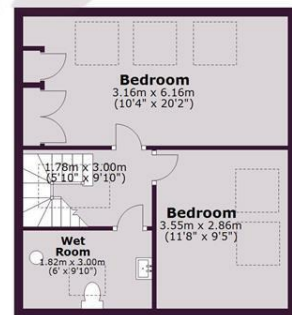
**Ground Floor**  
Approx. 98.0 sq. metres (1055.0 sq. feet)



**First Floor**  
Approx. 61.1 sq. metres (657.9 sq. feet)



**Second Floor**  
Approx. 46.8 sq. metres (503.3 sq. feet)



Total area: approx. 205.9 sq. metres (2216.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	77
(55-68) <b>D</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	