

House - Detached (EPC Rating: D)

**50 VALLEY DRIVE, BRIGHTON, BN1 5FA**

**£7,500**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 6 Bedroom House - Detached located in Brighton

Aston Vaughan are delighted to bring to the market this elegant detached house, which has been lovingly restored and extended to create an ideal, sophisticated family home.

With 6 double bedrooms, two exceptional receptions, and a large sunny garden; this house is a very attractive prospect.

There is also a large garage with electricity and a in-and-out driveway offering plenty of off street parking.

This is a wonderfully social home which would suit many lifestyles. The Landlord has designed the house with both character & functionality in mind, and a few pops of colour give it a playful yet classy feel throughout.

## Services Included Within The Rent

Professional fortnightly cleaning throughout the house, as well as gardening maintenance included within the rent, to take the hassle away from you as tenants!

The Landlord is also a professional in the property industry so can offer their own team of contractors who have worked on the house and with the Landlord previously, meaning you can rest assured you'll always benefit from speedy & efficient maintenance of the property!

## Internal

This highly attractive Tudor style detached home has many impressive features such as the sizeable principal bedroom suite with en-suite & dressing area, the wide bifolding doors opening the living room to the patio, and the bright & airy first floor landing, providing lots of light throughout the house.

From the inviting entrance hallway there is access to a 26ft living / dining room with dual aspect, which leads to the 6th bedroom, which would make an ideal playroom or guest room. The fully integrated modern kitchen benefits from a skylight, easy access to a 3rd shower room and leads to the rear garden.

The garage has electricity and could make an ideal workshop if not being used for parking.

The first floor accommodates a further five double bedrooms, one of which has an en-suite shower room and walk in wardrobe. There is also a family bathroom with a bathtub, walk in shower, W/C and wash basin, with charming mood lighting.

At the back of the garden is a delightful garden office

with floor to ceiling glass looking over the garden towards the house & hills behind.

## External

To the front of the property is a large in-and-out driveway offering plenty of off street parking. The parking on the street is free and tends not to fill up. To the rear is a carefully designed tiered garden with multiple useable areas. The ground floor tier has a spacious patio area, ideal for entertaining. A 2nd tier is mainly lawned but has a 2nd, sunnier patio area with seating and large pond. The final tier has an orchard with wildflowers and small trees, creating a real oasis in the middle of the City!

## Location

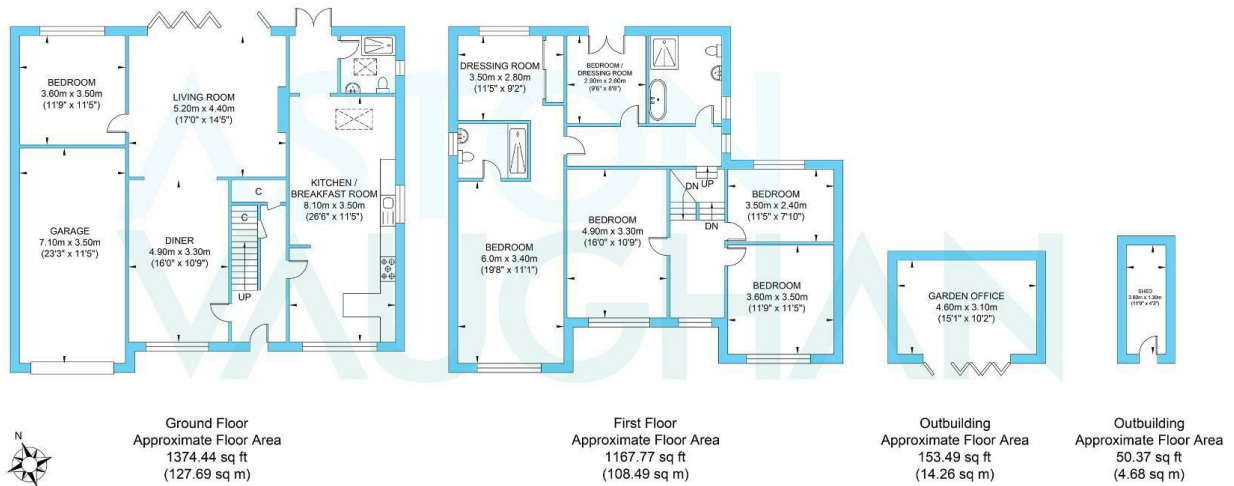
Valley Drive is an extremely well regarded tree-lined residential street in the sought-after Withdean area. Although very quiet, Valley Drive offers easy access of the A27/ A23, perfect for those who need to travel in and out of the City by car.

Preston Park Train Station is approximately 1 mile, and Withdean Gym is at the bottom of the road. A parade of independent local shops is located nearby and Westdene Primary and Patcham High School are both within walking distance.





# Valley Drive

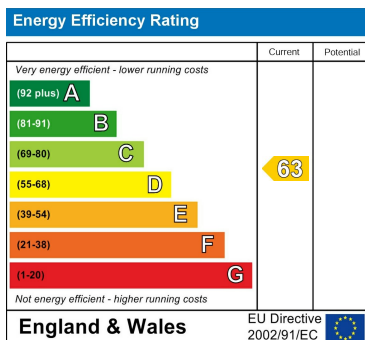


Approximate Gross Internal Area = 255.12 sq m / 2746.08 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

**D**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.