



Guide Price
£700,000
Freehold

Valley Drive, Brighton

- AN OUTSTANDING SEMI DETACHED RESIDENCE
- LUXURY BATHROOM
- POTENTIAL TO EXTEND ST/PC
- CLOSE PROXIMITY TO PRESTON PARK STATION
- THREE DOUBLE BEDROOMS
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- LANDSCAPED REAR GARDEN

*** GUIDE PRICE £700,000 - £750,000 ***

Robert Luff & Co are delighted to offer to market this outstanding Semi-Detached house, situated in the ever popular Valley Drive. This stunning, modernised family home benefits from three double bedrooms, luxury bathroom, open plan kitchen/breakfast room, separate living area, ground floor WC and landscaped rear garden.

Located in the sought-after Withdean area of Brighton, Valley Drive provides easy access to local schools such as Westdene Primary and Blatchington Mill, making it an ideal choice for families. Withdean Sports Complex and the A23/A27 by-pass are conveniently reachable, catering to commuters. Nearby amenities include Westdene Green, a local nature reserve, and the popular Coney Wood, ensuring a fulfilling lifestyle for residents.

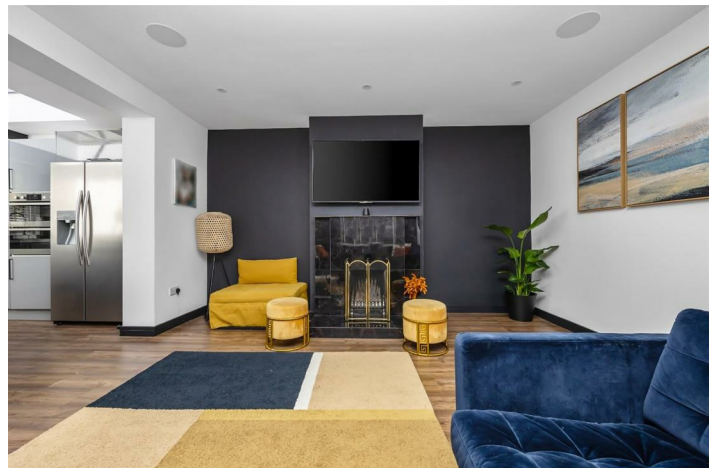
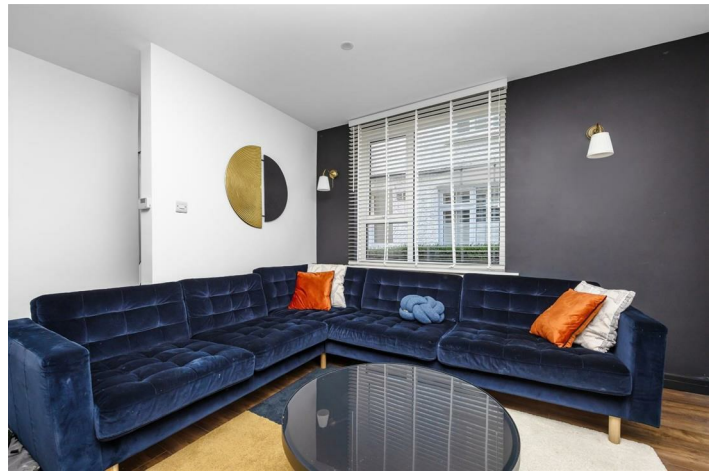
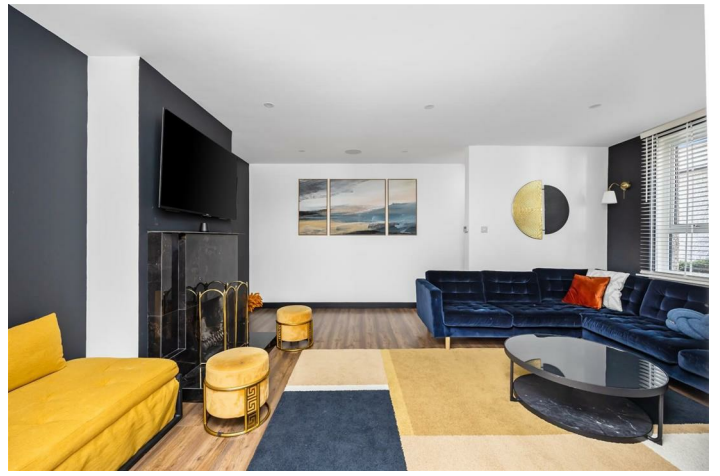
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Accommodation

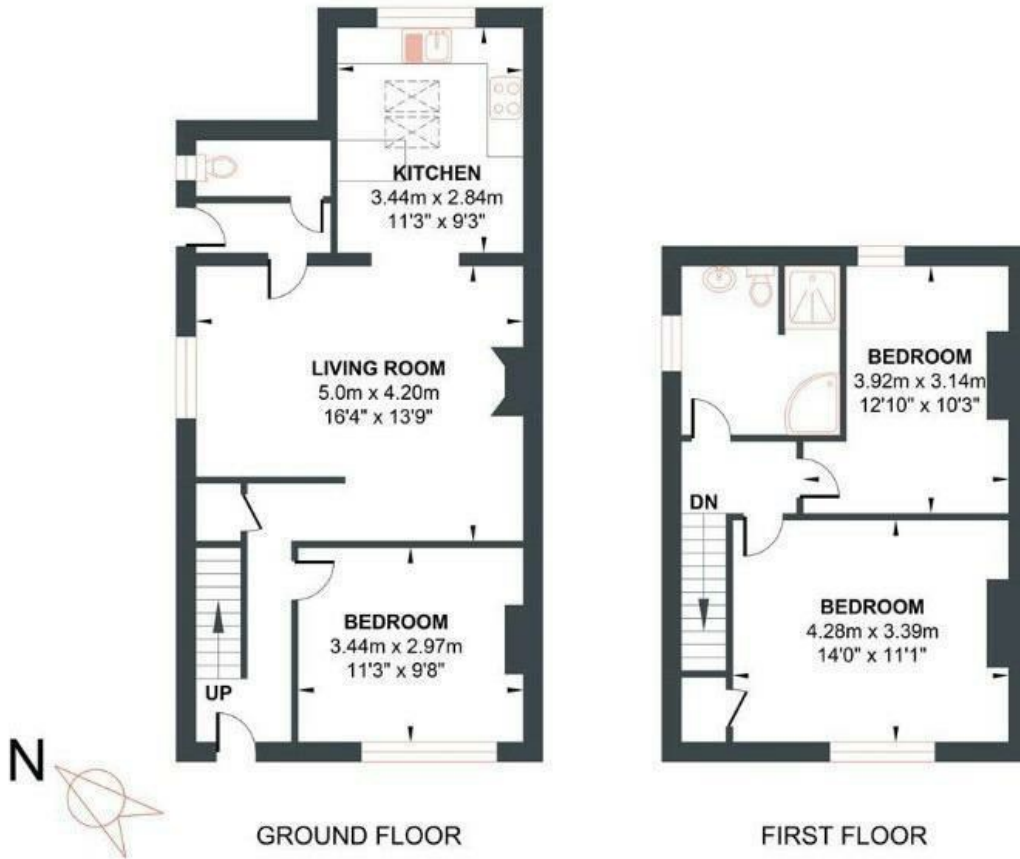
AGENTS NOTES
FREEHOLD
EPC: D
COUNCIL TAX: D



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VALLEY DRIVE

Approximate Gross Internal Area = 87.19 sq m / 938.50 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
 547.23 sq ft
 (50.84 sq m)

FIRST FLOOR
Approximate Floor Area
 391.26 sq ft
 (36.35 sq m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.