

# Valley Drive

## Brighton

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## About the property

**\*\*Guide price £850,000 - £900,000\*\***

This substantial and impeccably maintained four double bedroom semi-detached house with off-street parking and substantial garage is located on Valley Drive, which has its own parade of shops, very useful bus routes and easy access the A27/A23, ideal for anyone looking to access London and Gatwick, or enjoy the South Downs.

As you enter, the hallway allows access to all rooms and wonderfully frames the modern staircase. The large open-plan kitchen/reception room is to the rear of the property and is the heart of this home. This room has been designed perfectly for entertaining with its large dining area and bi-folding doors leading to the South-West facing garden. Adjacent to this is the second reception room, as well as a separate playroom, which could easily be used as an office. There is a well sized double bedroom with en-suite and built-in storage.

To the first floor are three bedrooms, all of which are good sized double rooms. You'll be hard pressed to choose a principal bedroom as they all offer fantastic space for modern family living. There is a large modern family bathroom.

The South-West facing garden provides an exceptionally light space all year round for entertaining.

Valley Drive is located just off Dyke Road Avenue, giving easy access to the A27/A23. There are local shops a short distance away and Preston Park station allows quick transport to London.

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5

BEDROOM

2

RECEPTION

2

BATHROOM







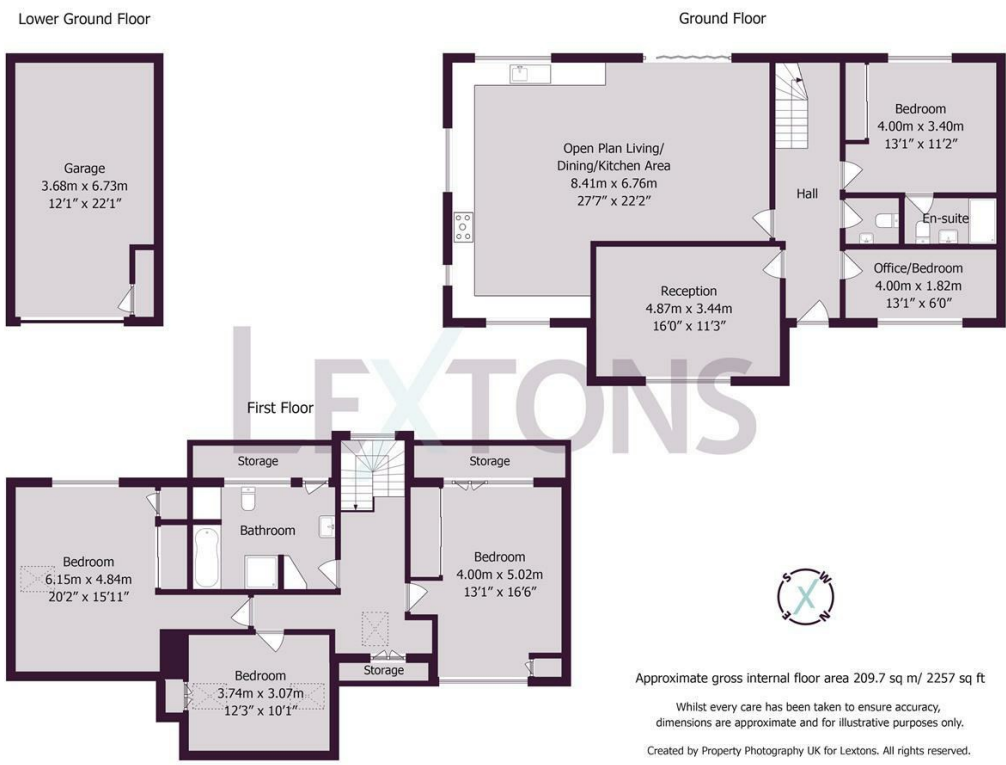








SCAN HERE TO OFFER ON THIS PROPERTY



Approximate gross internal floor area 209.7 sq m/ 2257 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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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>		75	85
(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	



Call our sales team to arrange a viewing appointment:

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