

71 Valley Drive

Brighton, BN1 5FF

Guide price £1,000,000

Guide Price £1,000,000- £1,100,000

This spacious 5-bedroom residence is nestled in a highly sought-after location, offering an abundance of living space, a generous driveway, and an expansive garden. With the potential for further extension, this property presents an excellent opportunity for those seeking a comfortable and adaptable family lifestyle.

Situated in a highly desirable and family-friendly neighborhood. Close proximity to schools, parks, shops, and all essential amenities. Easy access to public transportation and major roadways, making commuting a breeze.

A sizeable driveway provides ample off-road parking for multiple vehicles. The property boasts a substantial frontage, adding to its curb appeal. A large and well-maintained garden offers endless opportunities for outdoor activities, gardening, and relaxation.

The house features 5 generously sized bedrooms, offering room for the whole family and guests. An open-plan living area provides a versatile space for daily living and entertaining. The kitchen is equipped with modern appliances, providing the perfect hub for culinary enthusiasts. Multiple bathrooms ensure convenience and comfort for the entire household.

Abundant natural light floods the interiors, creating a warm and inviting atmosphere. Well-maintained and move-in ready, saving you time and effort on renovations. This home has been cherished by its current owners and is ready for its next chapter. Don't miss the opportunity to make this exceptional family home yours! Whether you desire a spacious garden, room to extend, or simply want to enjoy the benefits of a large, well-appointed house, this property ticks all the boxes. Contact us today to schedule a viewing and embark on the journey to your dream family home.



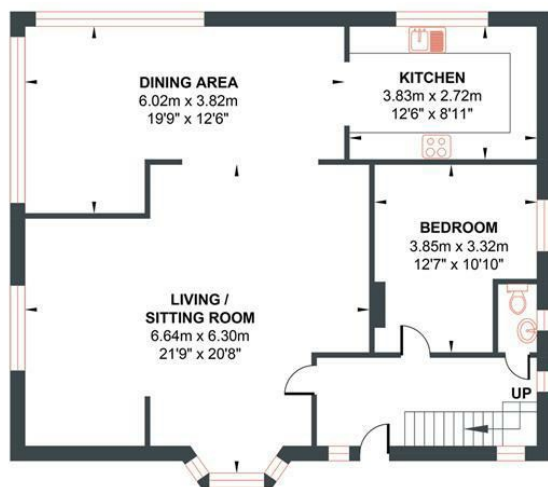
- 5 Bedrooms
- Large Driveway
- Modern Open Plan Living
- Detached
- Must Be Viewed!
- 4 Bathrooms
- Large Garden
- Desirable Location
- Arranged Over Three Floors

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		
	63	74
England & Wales	EU Directive 2002/91/EC	



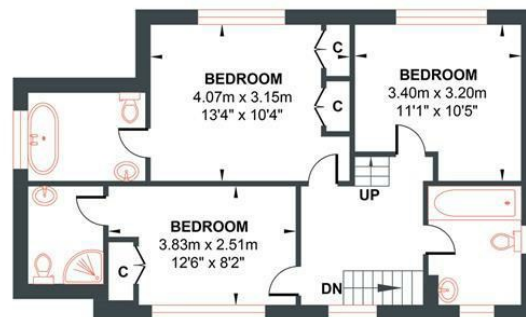
VALLEY DRIVE

Approximate Gross Internal Area = 171.30 sq m / 1843.85 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



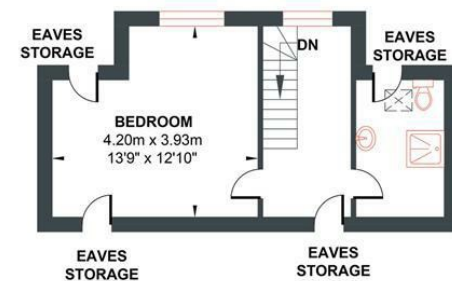
GROUND FLOOR

Approximate Floor Area
 972.94 sq ft
 (90.39 sq m)



FIRST FLOOR

Approximate Floor Area
 576.08 sq ft
 (53.52 sq m)



SECOND FLOOR

Approximate Floor Area
 294.82 sq ft
 (27.39 sq m)

