

37 Valley Drive

Brighton, BN1 5FD

Asking price £1,100,000

Step into the thoughtfully designed entrance porch with wooden shelving for shoes and coats, leading to an inner entrance adorned with a wood-stained glass door and solid wood herringbone floor. The front dual-aspect sitting room/bedroom features solid wood herringbone flooring, and a modern downstairs shower room adds convenience.

The spacious dual-aspect living room boasts wood flooring, a wood burner, and an exposed brick feature wall. Bathed in natural light through bi-folding doors and skylights, it seamlessly connects to the modern sleek kitchen with micro cement worktops, a range master cooker space, integrated appliances, a full-size fridge and freezer, and a stylish pantry cupboard. A central island doubles as a breakfast bar for a sociable atmosphere.

Convenience extends to a separate utility room with a sink and ample storage, maintaining the wood herringbone flooring throughout the downstairs. Upstairs, a large landing sets the tone, leading to a master bedroom with a dressing area and en suite shower room. The second bedroom is also spacious with abundant natural light, and bedrooms three and four provide generous doubles. The modern family bathroom boasts marble-effect tiles, a separate shower, and a large double sink.

Set on a corner plot, the garden extends from the house onto composite decking, leading to a wraparound lawn. Completing this delightful property is a double garage, ideal for storage or use as a workshop. Don't miss the chance to make this your home!

Valley Drive, positioned between the Withdean Sports Stadium and Dyke Road Avenue, offers easy access to local shops and bus services. The location is ideal for commuting, with proximity to Brighton Station, the city center, and the A27/A23 Brighton bypass. Enjoy the convenience of nearby amenities and good schools, making this property perfect for a family home.

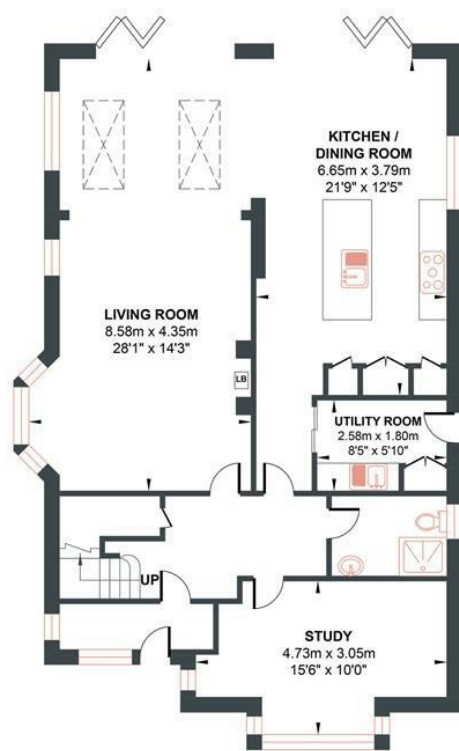
- 5 Bedroom Detached House
- Corner Plot
- Lovely Flat Sunny Rear Garden
- Double Garage
- Stunning Open Plan Kitchen
- Large Through Living Room
- Separate Utility Room
- Three Bathrooms
- Separate Reception Room
- Fantastic Family Home/Chain Free

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		
		80
	52	
	EU Directive 2002/91/EC	
England & Wales		



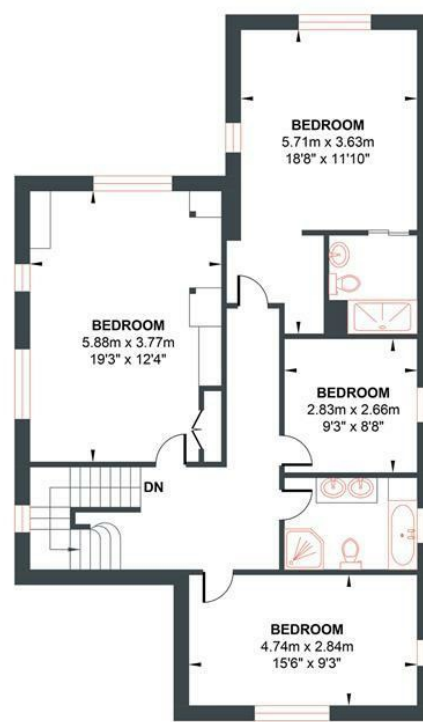
VALLEY DRIVE

Approximate Gross Internal Area = 214.51 sq m / 2308.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



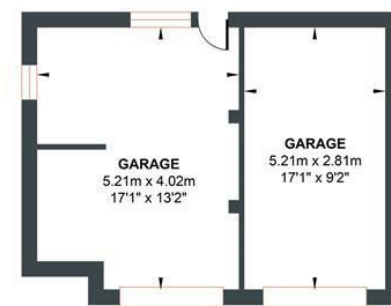
GROUND FLOOR

Approximate Floor Area
1052.49 sq ft
(97.78 sq m)



FIRST FLOOR

Approximate Floor Area
875.85 sq ft
(81.37 sq m)



GARAGE

Approximate Floor Area
380.61 sq ft
(35.36 sq m)

