



Valley Drive  
Brighton, BN1 5FA

**FOSTER**  
& CO.

# Valley Drive

Brighton, BN1 5FA

**Guide price £700,000**

Guide Price £700,000 to £750,000.....Capture this exceptional opportunity to reside in one of the area's most prestigious streets with this remarkable three-bedroom semi-detached house! Meticulously modernised throughout, this charming abode boasts a contemporary kitchen breakfast room and an expansive garden offering ample room for extension possibilities.

Step into this contemporary, airy home featuring a delightful living room with engineered wood flooring and a captivating feature fireplace. Flowing seamlessly into the newly installed kitchen breakfast room, you'll find sleek modern units, marble-effect worktops, integrated appliances, and a central island breakfast bar. Bathed in natural light from a large skylight, this space offers picturesque views over the rear garden. The ground floor hosts bedroom three, which could easily double as a versatile reception room or home office, along with a convenient WC and inner hall leading to the garden.

Ascend to the first floor to discover the principal bedroom with a spacious picture window and storage cupboard, while the second double bedroom offers serene garden vistas and fitted bespoke wardrobes. Pamper yourself in the luxury family bathroom, featuring a generous walk-in shower and indulgent corner jacuzzi bath. The landing presents the potential for a loft conversion, accessed via the loft hatch.

Outside, the expansive garden is tiered and features newly fitted composite decking, perfect for hosting garden gatherings and basking in the sun.

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.

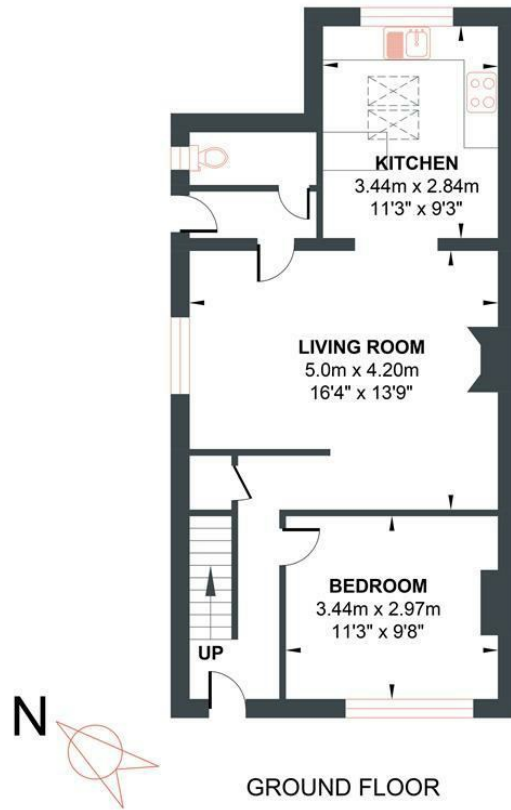
- Three Double Bedrooms
- Large Living Room
- Downstairs W.C
- Potential For A Loft Conversion
- Close To Withdean Sports Complex
- Luxury Bathroom
- Modern Kitchen Breakfast Room
- Large Principle Bedroom
- Large Sunny Rear Garden
- Close To Preston Park Train Station

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
|                                             | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            | <b>84</b> |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            | <b>55</b> |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |

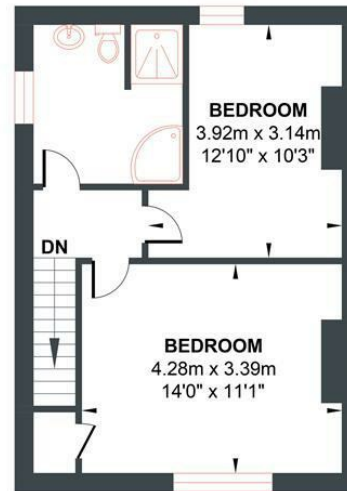


## VALLEY DRIVE

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



**Approximate Floor Area**  
547.23 sq ft  
(50.84 sq m)



**Approximate Floor Area**  
391.26 sq ft  
(36.35 sq m)



