

118 Valley Drive

Brighton, BN1 5FF

Guide price £650,000

Introducing this exquisite 3-bedroom semi-detached family home, a true gem in the world of real estate. As you approach, you'll be greeted by a private driveway leading to a spacious garage, ensuring parking is never a concern.

Step inside, and you'll immediately appreciate the charm of the front living room, adorned with original parquet flooring and a striking feature fireplace. The seamless flow carries you through to the dining room, where the original wood flooring continues. Double doors beckon you into the bright sunroom, a haven that connects you effortlessly to the lush garden beyond.

The heart of this home is the modern fitted kitchen breakfast room, boasting a dual aspect and a door leading to the garden. High gloss units and wooden worktops create a stylish and functional space for culinary adventures.

Convenience is key with a downstairs w.c. and a spacious entrance hall. Ascending to the first floor, you'll discover a luxury family bathroom, complete with a roll-top bath and a separate shower. The generous master bedroom offers fitted wardrobes and a serene view over the rear garden. Bedroom two boasts fitted wardrobes and a pleasant outlook to the front, while bedroom three, with ample space for a double bed, includes a convenient storage cupboard.

Additional features of this home include gas central heating, double-glazed windows, and the added bonus of planning permission granted for a rear summer house/studio room in the garden.

Speaking of the garden, the rear space is a true oasis, featuring a delightful paved area that leads to a pristine lawn. A garden shed provides storage for your outdoor essentials.

Last but not least, the garage is a practical addition, complete with power and lighting, and a side door for easy access.

This property is a rare find, combining modern comfort with classic elegance and abundant outdoor space. Don't miss the opportunity to make it your forever home. Contact our estate agents today to arrange a viewing!

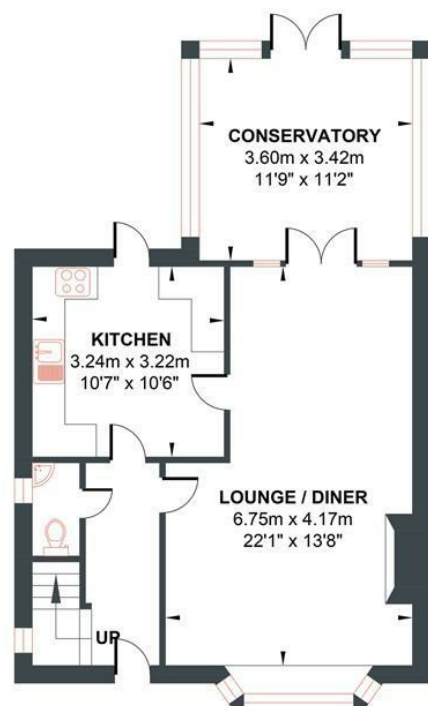


- Three Bedrooms
- Private Driveway Leading To Garage
- Planning Permission For Rear Summerhouse/ Studio
- Sun Room/Conservatory
- Walking Distance To Local Shops
- Semi- Detached House
- Potential For loft Conversion & Extensions
- Through Lounge Dining Room
- Sought After Location
- Original Wood Parquet Flooring

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

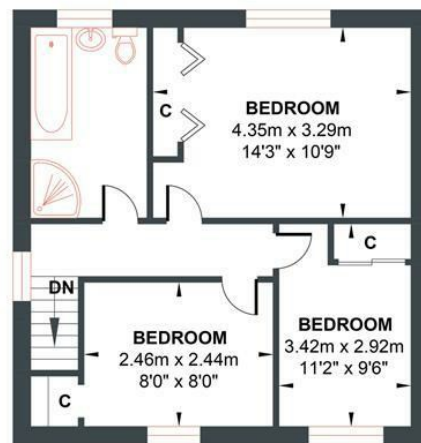
VALLEY DRIVE

Approximate Gross Internal Area = 110.10 sq m / 1185.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



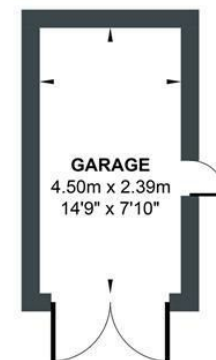
GROUND FLOOR

Approximate Floor Area
602.88 sq ft
(56.01 sq m)



FIRST FLOOR

Approximate Floor Area
466.50 sq ft
(43.34 sq m)



GARAGE

Approximate Floor Area
115.71 sq ft
(10.75 sq m)

