



## Denton Drive, Brighton

Guide price £450,000 - £475,000



### Property highlights

- Semi-detached house
- Located close to amenities, with access to the A27 and A23
- Southeast-facing rear garden with far-reaching views
- Off street parking
- Garage
- Three/four bedrooms depending on how you use the space
- Open plan kitchen/living room
- Renovated to a high standard throughout
- Walk-in-wardrobe / office space
- Ground floor cloakroom



This recently renovated semi-detached house is located in the heart of a friendly Hollingbury neighbourhood. The property has undergone thoughtful updates including new windows throughout and a new patio door, allowing access to the expansive rear garden.

### The property

The ground floor comprises a porch and hallway, off which is the open-plan kitchen/living room, cloakroom, and a versatile space that could be used as a games room, extra bedroom, or office. The open-plan kitchen and lounge area have been transformed with the recent renovations, providing a spacious and contemporary living space perfect for modern families. The kitchen boasts new units, worktops, and a breakfast bar, along with a butler sink and electric range cooker.

Upstairs are three bedrooms that are all decorated with modern neutral colours and fresh carpets. A walk-in wardrobe/office space adjoins one of the bedrooms, offering added convenience. The bathroom has been elegantly retiled and fitted with new basin and bath taps, complemented by a stylish T&G bath panel.

Outside, the detached garage benefits from a new roof and offers potential as a utility room or electric car garage. The rear garden offers a blank canvas for new owners to create their outdoor haven. Imagine adding a garden room overlooking the South Downs for the ultimate relaxation spot!

This property is Freehold and the council tax band is C.







## The area

This home is located on a residential street just north of the centre of Brighton, in the Hollingdean area. Close to local shops, schools, Hollingbury Golf Course, tennis courts, and a playpark, it is well-suited to families. Stanmer Park, a popular dog-walking location with its woodland walks and access to the South Downs National Park, is a short drive away. Two supermarkets, M&S and ASDA, are located a three-minute drive away. Brighton city centre and its infamous pebbled beaches are well-connected and can be reached in just half an hour by bus.

## Transport Links

Located just off Ditchling Road, this property is within a two-minute drive of the A27 and a sixteen-minute drive of the centre of Brighton. It is well connected by a regular bus service which will get you to the Old Steine in just half an hour. Gatwick Airport can be reached by car in half an hour, and Heathrow Airport in an hour and ten minutes. Preston Park Station, with its links to Brighton and London, is just two miles away.

## Schools

Local primary schools include Carden Primary School, which is a two-minute walk away, and Patcham Junior School, which is an eighteen-minute walk away. Local secondary schools include Varndean School and Dorothy Stringer. Varndean College is within walking distance and BHASVIC is a thirteen-minute drive away.

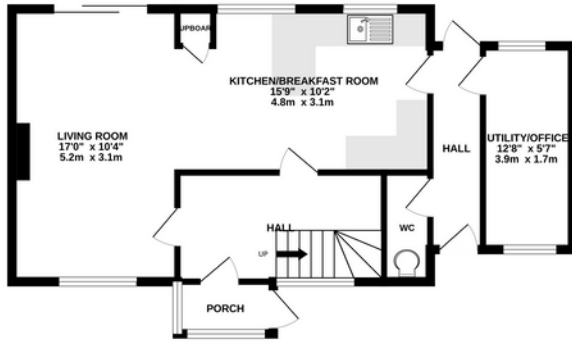


This home has been recently renovated and offers a blank canvas for a family to make their own. The real gem of this property is its south-east facing garden, which has plenty of potential.

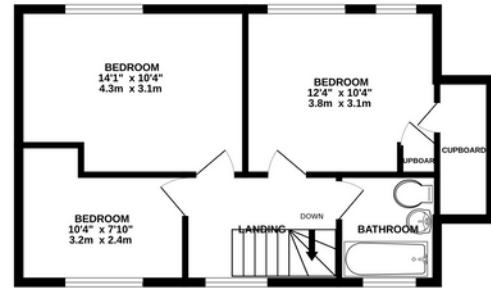
Georgia Radford, Director & Co-Founder



GROUND FLOOR

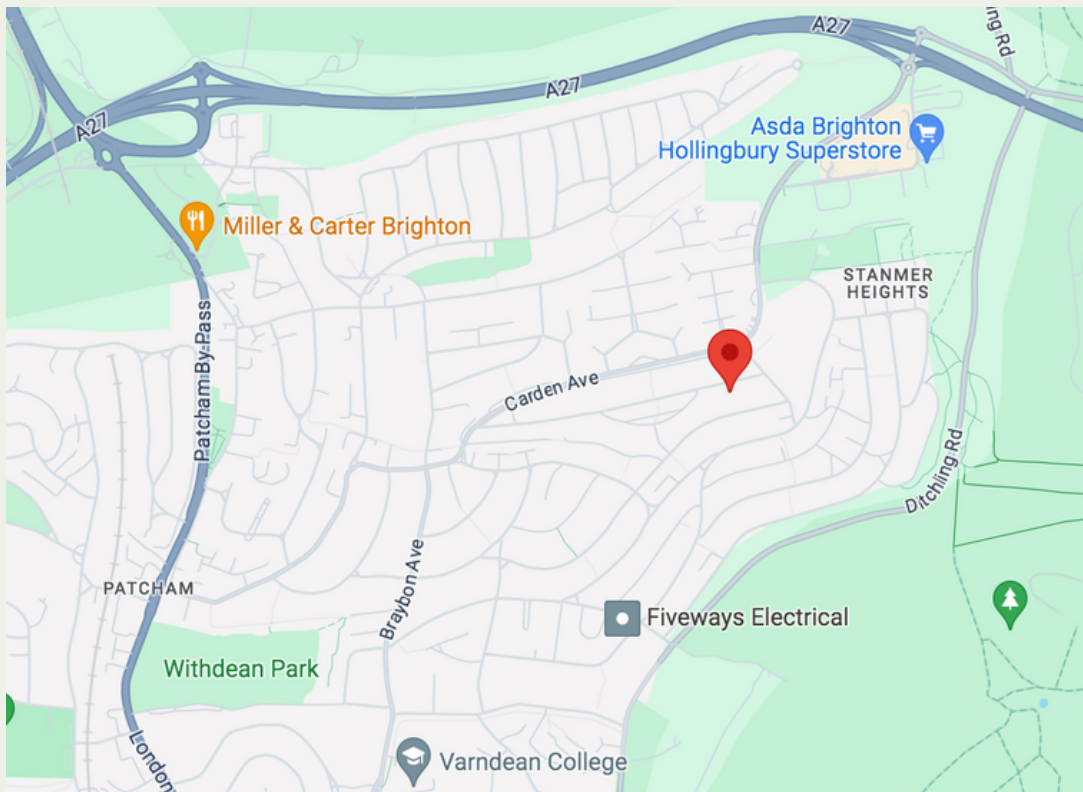


1ST FLOOR



TOTAL FLOOR AREA : 926sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewings are by arrangement only. Contact us and we will be happy to show you around.

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The following photos will be added to the listing online, but won't be included in the brochure.

