



Price
£650,000

Freehold

3x  1x  2x 

**Valley Drive, Brighton,
BN1**

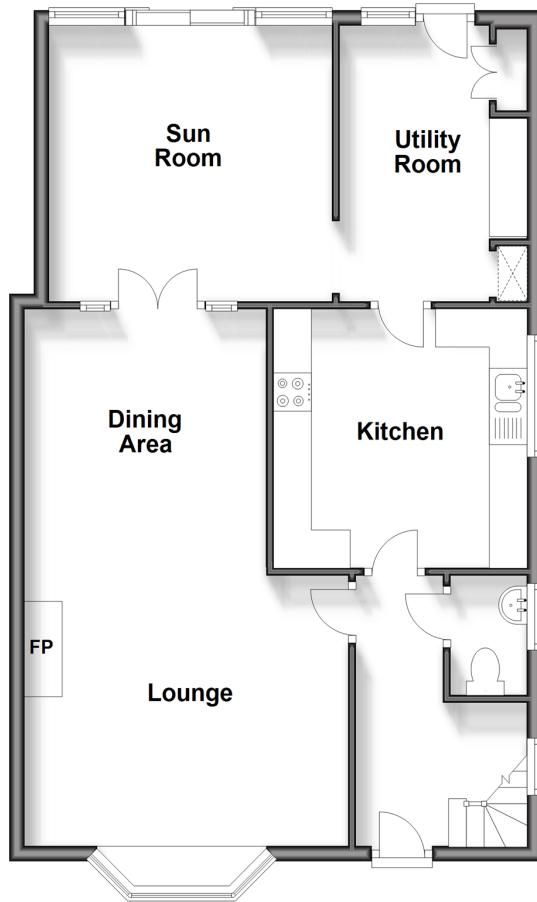
OVER 60?

Secure this property
for up to **59% less!**

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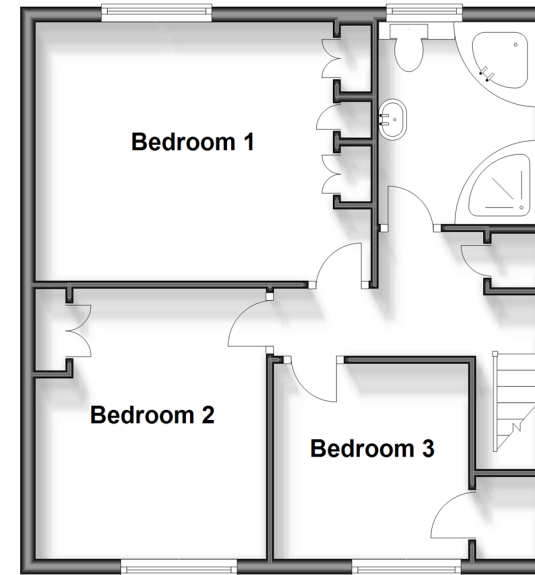
Ground Floor

Approx. 70.6 sq. metres (759.5 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.4 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Lounge: 13'6 x 11'3 (4.12m x 3.43m)

Dining Area: 11'1 x 10'4 (3.38m x 3.15m)

Kitchen: 10'6 x 10'5 (3.20m x 3.18m)

Utility Room: 11'4 x 7'8 (3.46m x 2.34m)

Sun Room: 11'8 x 11'7 (3.56m x 3.53m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 14'2 at widest point x 10'8 (4.32m x 3.25m)

Bedroom 2: 11'3 at widest point x 9'6 (3.43m x 2.90m)

Bedroom 3: 8'2 x 8'1 (2.49m x 2.47m)

Bathroom

OUTSIDE

Garage & Off Road Parking

Front & Rear Garden



Main features

- Large kitchen with new boiler, installed February 2024. Separate lounge/diner
- Huge utility room with the potential for additional use
- Handy driveway and garage
- Generous rear garden with patio area and levelled, mature borders
- Fantastic location in Withdean, walking distance to the train station and direct access to the A27



Nearest Schools

Primary Schools: Westdene Primary 0.3 miles, Aldrington CofE Primary 0.9 miles, St Bernadette's Catholic Primary 0.9 miles

Secondary Schools: Patcham House Special School 0.8



Transport Information

Train Stations: Preston Park 1.3 miles, Aldrington 1.9 miles, London Road 1.9 miles



Address

Valley Drive, Brighton, BN1



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING Lightbulb icon 0000	CURRENT: D(55)	POTENTIAL: C(77)
	31706634/20240502/TB1/EBO	