



Valley Drive

Brighton, BN1 5LG

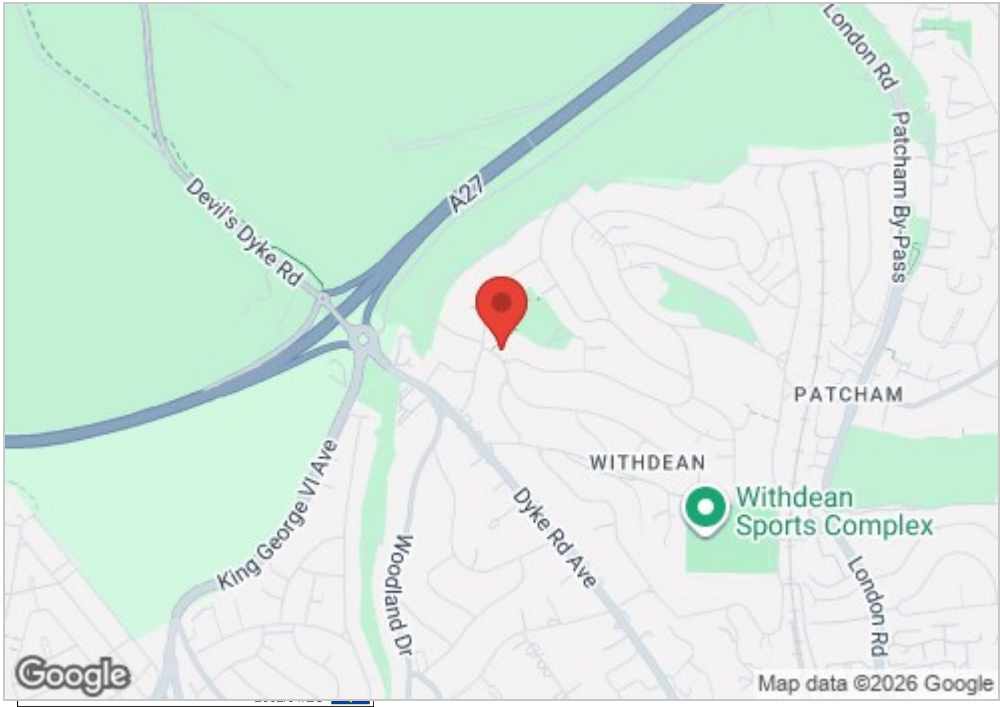
Asking price £1,400,000

A breathtaking contemporary detached home offering over 3,200 sq ft of luxurious living space, meticulously renovated to the highest specification throughout. Situated in one of Brighton's most sought-after residential areas, this striking property commands instant attention with its bold modern façade, striking full-height glass entrance, and flawless architectural symmetry.



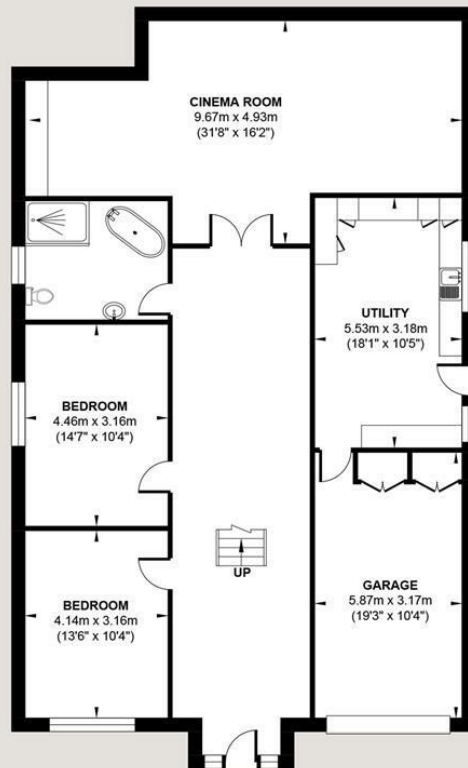
- Stunning detached contemporary home offering approx. 3,234 sq ft of luxury living space
- Incredible open-plan kitchen, dining and living area with full-width sliding doors to garden
- Dedicated cinema room with integrated sound and ambient lighting
- Large utility and boot room with internal access to the garage
- Underfloor heating, bespoke joinery and ambient LED lighting throughout
- Five spacious double bedrooms and three beautifully designed bathrooms
- Bespoke high-spec kitchen with Siemens appliances, large island and stone worktops
- Elegant bathrooms with microcement finishes, walk-in rainfall showers and freestanding bath
- Fully landscaped tiered garden with composite decking, lawns and pergola seating area
- Located in one of Brighton's most desirable areas close to excellent schools and transport links

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		
	84	86
England & Wales		
EU Directive 2002/91/EC		



VALLEY DRIVE

Approx. Gross Internal Floor Area (Including Garage & Void) = 300.47 sq m / 3234.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
1580.57 sq ft
(146.84 sq m)



FIRST FLOOR

Approximate Floor Area
1653.66 sq ft
(153.63 sq m)



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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



