

106 Valley Drive

Brighton, BN1 5FF

Guide price £775,000

This beautifully presented three bedroom family home offers stylish, contemporary living throughout, complemented by a stunning landscaped garden and versatile detached garden office.

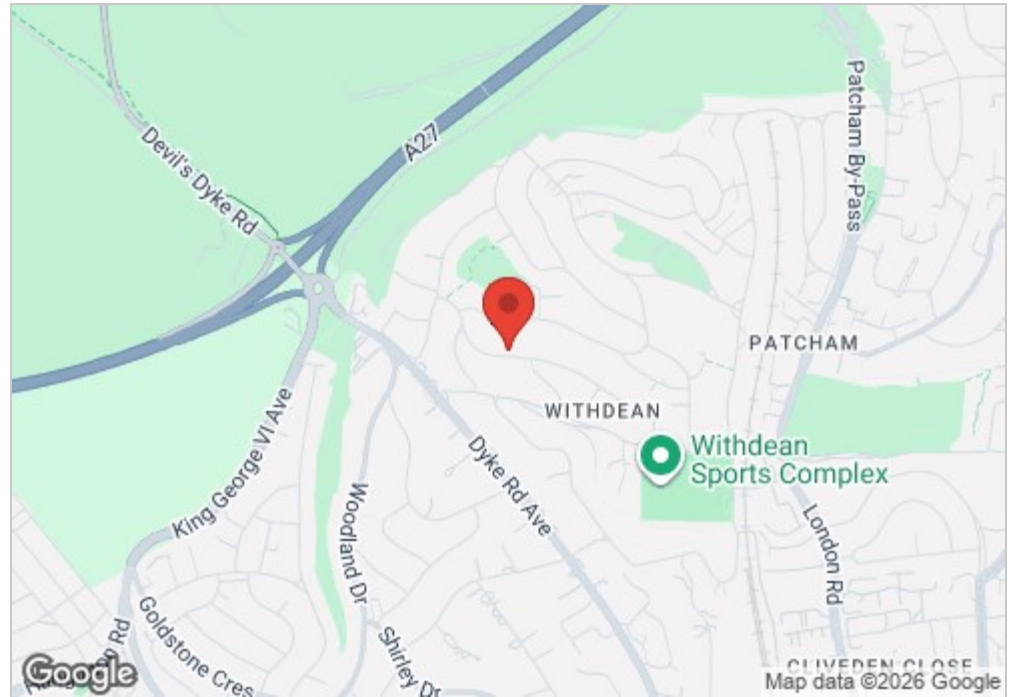
The heart of the home is the impressive open plan kitchen and dining room, thoughtfully designed with a central island, sleek modern cabinetry and doors opening directly onto the sun terrace, creating a seamless connection between indoor and outdoor living. The separate reception room provides a cosy retreat, featuring a bay window and wood burner, while a convenient ground floor cloakroom completes the accommodation.

Upstairs, the property offers three well proportioned bedrooms and a family bathroom, all finished to an excellent standard.

Externally, the rear garden has been expertly landscaped to create a series of attractive outdoor spaces. A large paved entertaining terrace provides the perfect setting for al fresco dining, leading to a generous lawn and elevated seating area. At the rear of the garden sits a detached garden office with its own WC, offering an ideal space for home working, a gym, studio or hobby room.

Further benefits include a private driveway and attractive front garden.

This is a wonderful family home that perfectly balances character and contemporary design, offering versatile accommodation and exceptional outdoor space in a desirable location.

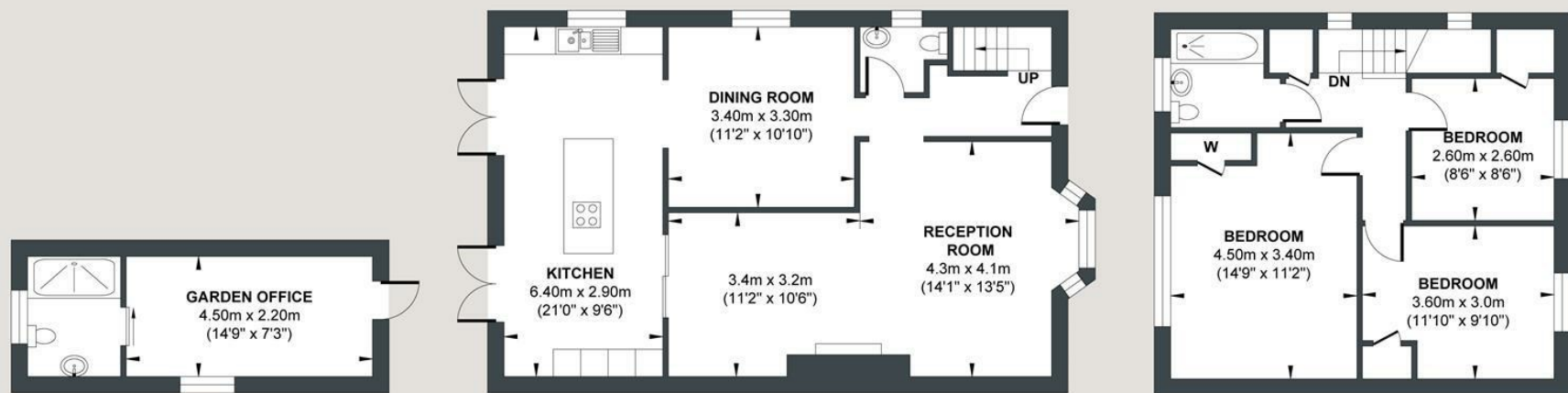


- Three Bedrooms
- Off Street Parking
- Open Plan Kitchen Dining Room
- Ground Floor Cloakroom
- Garden Office
- Landscaped Garden
- Beautifully Presented Throughout
- 1,179 Sq Ft

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		
	70	78
England & Wales	EU Directive 2002/91/EC	

VALLEY DRIVE

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 109.56 sq m / 1179.29 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.



Approximate Floor Area
 149.18 sq ft
 (13.86 sq m)

Approximate Floor Area
 697.07 sq ft
 (64.76 sq m)

Approximate Floor Area
 482.22 sq ft
 (44.80 sq m)



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 All measurements are approximate

