

# 76 Valley Drive

Brighton, BN1 5FD

**Asking price £1,150,000**

Situated in a highly desirable residential setting, this impressive and characterful detached family home offers over 2,000 sq ft of beautifully presented and versatile accommodation, perfectly blending period charm with contemporary open-plan living.

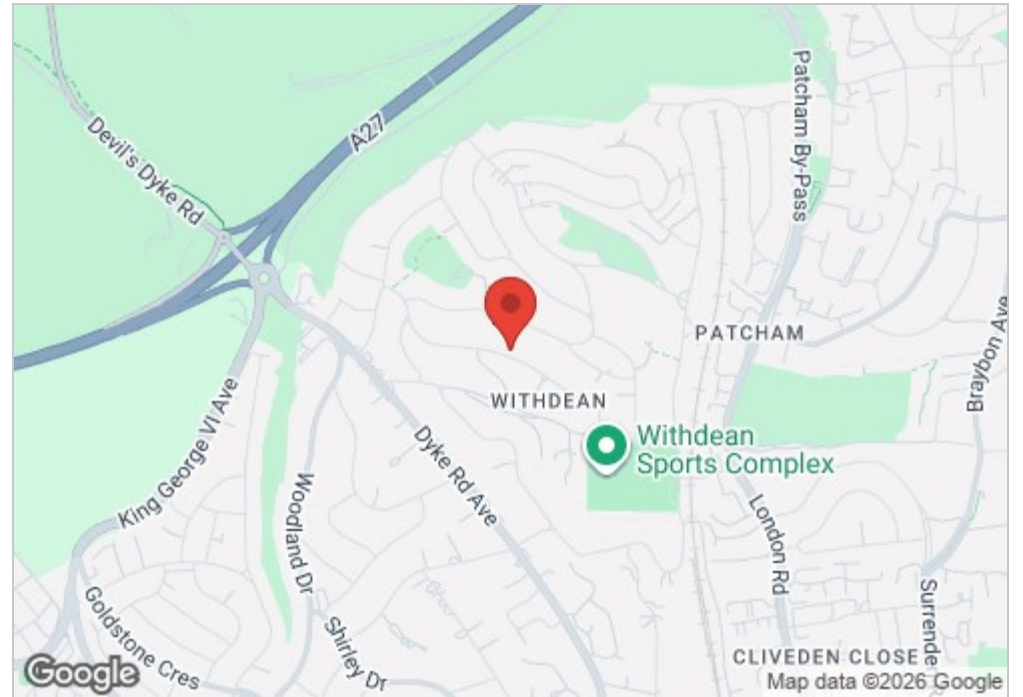
The ground floor provides exceptional entertaining space. A welcoming entrance hall leads to a bright and elegant reception room with bay window and feature fireplace, alongside a separate living room ideal for cosy evenings or family relaxation. To the rear, the true heart of the home is the stunning open-plan kitchen/dining room, thoughtfully extended with a vaulted glass roof and exposed beams. Flooded with natural light, this space features a large central island, high-spec range cooker, generous dining area and direct views across the garden, perfect for modern family life and entertaining alike.

A downstairs cloakroom and integral garage add further practicality.

Upstairs, the property offers four well-proportioned bedrooms, including an impressive principal bedroom with fitted wardrobes and bay window. The remaining bedrooms are served by a contemporary family bathroom, making the layout ideal for growing families or those working from home.

Externally, the rear garden is a standout feature — a mature, private and beautifully arranged space with lawn, seating terrace and a charming garden pavilion/home bar. A separate cabin positioned towards the rear provides excellent flexibility as a home office, studio or additional entertaining area. The garden enjoys a leafy backdrop, creating a peaceful retreat from everyday life.

Further benefits include off-street parking, integral garage.



- Detached
- Four double bedrooms
- Stunning vaulted kitchen/dining space
- Integral garage & private driveway
- Garden cabin / home office & bar
- Over 2,060 sq ft
- Two bathrooms
- Feature island & range cooker
- Beautiful mature rear garden
- Sought-after residential location

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

## VALLEY DRIVE

Approx. Gross Internal Floor Area = 191.5 sq m / 2061.28 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

GROUND FLOOR

**Approximate Floor Area**  
1178.64 sq ft  
(109.5 sq m)

FIRST FLOOR

**Approximate Floor Area**  
882.64 sq ft  
(82.0 sq m)

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 All measurements are approximate

