

Spencer
& Leigh



117 Denton Drive, Hollingbury, Brighton, BN1 8DL

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Offers In Excess Of £400,000 - Freehold

- Extended semi-detached house
- Three spacious bedrooms
- Two bright reception rooms
- Well-presented throughout
- Popular residential location
- Close to local amenities
- Easy access to transport links
- Ideal for families
- Generous 975 sq ft space
- Viewing highly recommended

This spacious semi-detached house on Denton Drive offers a delightful blend of comfort and style. Spanning an impressive 975 square feet, the property has been thoughtfully extended to provide ample living space for families or those seeking a bit more room to breathe. Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The well-presented interiors create a warm and welcoming atmosphere, making it easy to envision yourself settling in and making this house a home. The property boasts three well-proportioned bedrooms, providing plenty of space for rest and relaxation. The bathroom is conveniently located, ensuring that daily routines are both practical and efficient. Further benefits include a ground-floor cloakroom/WC and a useful utility room to house those noisier appliances. Situated in a popular location, this home benefits from the vibrant community of Patcham, with local amenities, parks, and schools just a stone's throw away. Whether you are looking to enjoy the nearby countryside or the bustling city life of Brighton, this property offers the best of both worlds. The property further benefits from a generous rear garden, enjoying excellent sunlight throughout the day due to its favourable north-facing aspect. The garden is predominantly flat and highly usable, making it ideal for families, outdoor dining, and entertaining. A well-designed decking area provides the perfect space for seating and summer gatherings, complemented by a patio area for additional versatility. There is scope to develop the front garden to create private off road parking (STPP). In summary, this semi-detached house on Denton Drive is a fantastic opportunity for anyone looking to establish themselves in a desirable area. With its spacious layout, modern presentation, and prime location, it is sure to attract interest from a variety of buyers.



Denton Drive is situated in a desirable area of Patcham with easy access to local bus and travel networks. There are what are considered to be good local schools catering for all ages along with a selection of local shops and restaurants situated nearby.



Entrance
 Entrance Hallway
 Living Room
 21' x 10'5"
 Kitchen/Dining Room
 21'1 x 10'4"
 Utility Room
 9'1 x 8'11"
 G/f Cloakroom
 Stairs rising to First Floor

Bedroom
 13'8 x 10'4"
 Bedroom
 12'9 x 10'2"
 Bedroom
 10'7 x 6'11"

Family Bathroom
 OUTSIDE

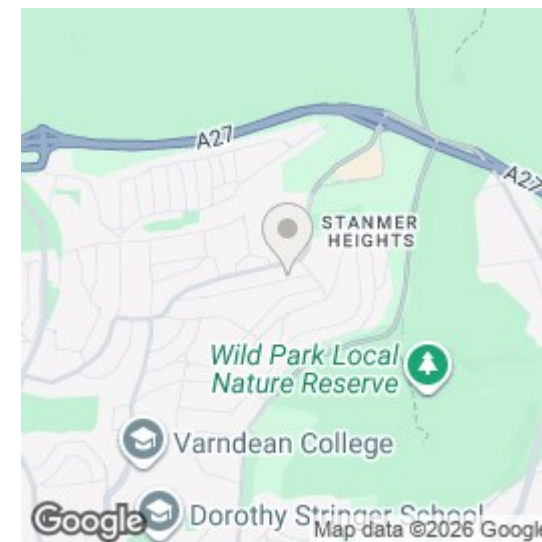
Rear Garden

Property Information
 Council Tax Band C: £2,292.84 2026/2027
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Un-restricted on-street parking
 Broadband: Standard 10 Mbps, Superfast 46 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Denton Drive



Ground Floor
Approximate Floor Area
530.01 sq ft
(49.24 sq m)

First Floor
Approximate Floor Area
444.98 sq ft
(41.34 sq m)

Approximate Gross Internal Area = 90.58 sq m / 974.99 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.