



Valley Drive BN1
£765,000

ASTON
VAUGHAN

INTRODUCING

Valley Drive, BN1

3 Bedrooms | 2 Bathrooms | 1 Reception Room |
1682 Sq Ft |

- Impressive kitchen/breakfast room
- Private driveway & garage
- Spacious lounge overlooking garden
- Low maintenance rear garden

Nestled in this desirable area of Brighton, this extended three-bedroom semi-detached family home presents an exceptional opportunity for buyers seeking a blend of modern living and convenience. Offered for sale at a fixed price of £765,000, this property is meticulously maintained and ready for its next owners.

Upon entering, you are greeted by a welcoming hallway that leads into the heart of the home. The ground floor features a truly impressive kitchen/breakfast room, a standout feature designed for both everyday family life and entertaining. This contemporary space is fitted with high-quality units, integrated appliances, and ample work surfaces, providing a stylish and functional environment for culinary pursuits. The breakfast area offers a relaxed spot for informal dining, making it a central hub for the family.

Adjacent to the kitchen is the spacious lounge, a comfortable and inviting room that serves as the main reception area. This generous space benefits from abundant natural light and offers delightful views over the rear garden, creating a serene backdrop for relaxation. The layout ensures a seamless flow, perfect for both quiet evenings in and social gatherings.





Ascending to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat. The master bedroom is a good size, while the additional two bedrooms are versatile, suitable for children, guests, or a home office. A modern family bathroom serves these bedrooms, featuring contemporary fixtures and fittings, ensuring comfort and convenience for the entire household.

Externally, the property excels with its practical amenities. A private driveway provides off-road parking, a highly sought-after feature in Brighton, leading to a secure garage which offers additional storage space and currently functions as a small gym. The rear garden is designed for low maintenance, allowing residents to enjoy outdoor living without extensive upkeep. This private outdoor area is perfect for al fresco dining, children's play, or simply unwinding in the fresh air.

Valley Drive is a highly regarded location in Brighton, known for its friendly community atmosphere and excellent access to local amenities. Residents benefit from proximity to reputable schools, local shops, and convenient transport links, including bus routes and easy access to major road networks. Brighton city centre, with its vibrant array of shops, restaurants, and cultural attractions, is just a short journey away, as are the beautiful Sussex coastline and South Downs National Park.

This extended semi-detached family home offers a fantastic lifestyle opportunity in a prime Brighton location. With its impressive interior, practical external features, and desirable setting, early viewing is highly recommended to fully appreciate all that this property has to offer.





Education:

Primary: Westdene Primary, Stanford Infant School, Balfour Primary School

Secondary: Dorothy Stringer School, Patcham High School

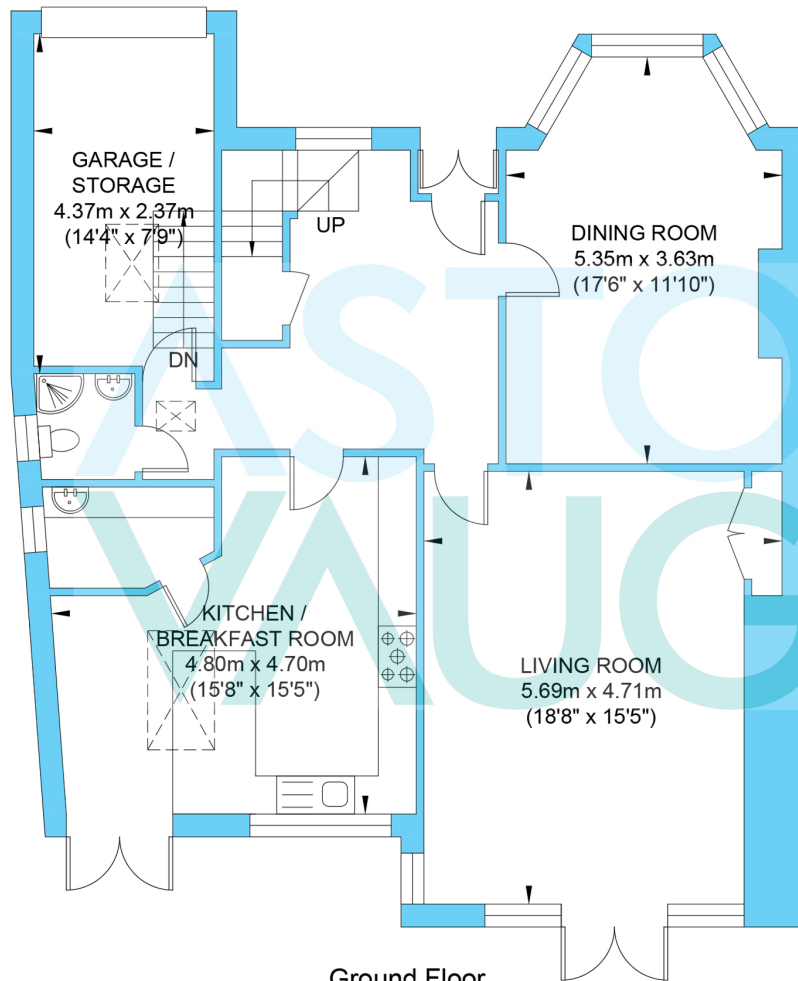
Private: Brighton College and Prep, Montessori School

Good To Know

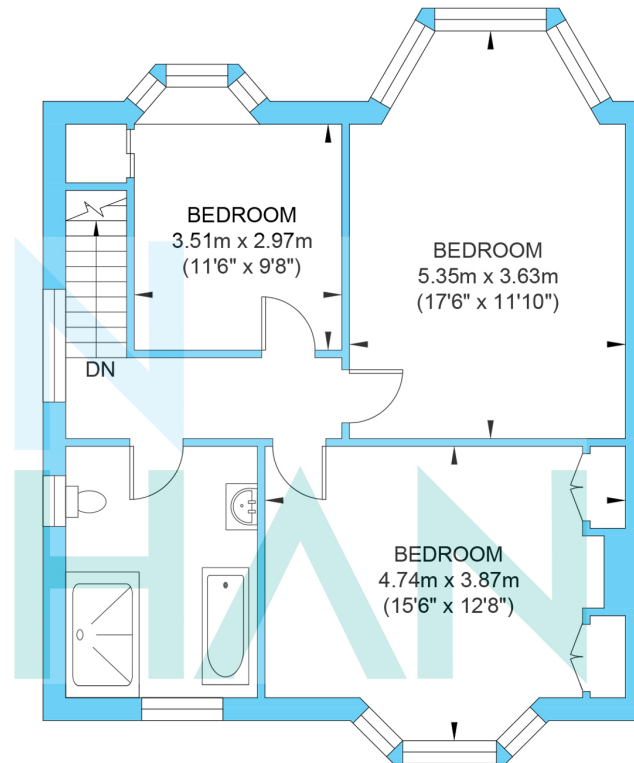
The area around Valley Drive in Brighton is a friendly, residential part of the city on its north-western edge, close to Westdene and Patcham, and right beside the South Downs National Park, giving it a green, semi-rural feel while still being well connected; it's popular with families thanks to good nearby schools, access to parks like Withdean Park, and relatively quiet streets, while transport links via the A27 and nearby Preston Park railway station make it easy to reach central Brighton, the seafront, and even London, offering a balanced mix of countryside calm and city convenience.



Valley Drive



Ground Floor
Approximate Floor Area
1038.82 sq ft
(96.51 sq m)



First Floor
Approximate Floor Area
643.25 sq ft
(59.76 sq m)

Approximate Gross Internal Area (Including Garage) = 156.27 sq m / 1682.07 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.