

Spencer & Leigh



9 Redhill Drive, Withdean, Brighton, BN1 5FH

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Guide Price £700,000 - £750,000 Freehold

- Spacious semi detached family home &
- Stylish detached self contained one bedroom bungalow
- Main house with three first floor bedrooms & bathroom
- Two separate reception rooms
- Modern kitchen/breakfast room, lean to conservatory & G/F WC
- Large lawned rear garden
- Potential to extend at the rear and in the loft STC
- Brick built garage
- Exclusive to Spencer & Leigh
- Viewing highly recommended

GUIDE PRICE £700,000 - £750,000

This spacious family home and self contained, modern one bedroom detached annexe are perfect for a family looking to house a couple of generations with private spaces for each. The property features a large lawned rear garden and pathway which separate both dwellings. The main house offers further potential to extend both on the rear and within the roof space if desired, subject to the usual consents being obtained. The main house occupies an elevated position with commanding views from the front elevation over Withdean and beyond. There are two generous reception rooms along with a ground floor cloakroom, kitchen/breakfast room and lean to style conservatory. On the first floor there are three good size bedrooms along with a family bathroom and separate cloakroom. Outside the annexe has been constructed in attractive style with spacious rooms. The lounge/dining room features wood flooring and French doors to the garden. The kitchen is sociable and open plan to the living space with built in modern units and integrated appliances. There is a spacious double bedroom and modern white bathroom suite/WC. At the front of the property is a semi detached brick built garage with an up and over door garage. Exclusive to Spencer & Leigh, viewing highly recommended as homes such as this with an annexe are difficult to find.



Redhill Drive is located in the highly desirable sought after area of Withdean. For families with children there is a choice of excellent schools locally both Public and Private catering for all ages. Preston Park mainline railway station is 1.5 miles away and all other travel networks in and out of the City are within easy reach. Downland Walks, Green spaces and the Hilltop Café are also only moments away.



Entrance
 Entrance Hallway
 Reception Room
 17'8 x 11'9
 Dining Room
 15'5 x 12'9
 Kitchen
 15'5 x 8'2
 Conservatory
 13'1 x 6'2
 G/f Cloakroom
 Stairs rising to First Floor

Bedroom
 17'8 x 12'1
 Bedroom
 15'5 x 12'9
 Bedroom
 9'10 x 8'6

Family Bathroom
 Separate Cloakroom

OUTSIDE

Rear Garden
 Annexe Reception Room
 17'8 x 11'9
 Annexe Kitchen
 11'9 x 6'2
 Annexe Bedroom
 12'5 x 8'6
 Annexe Bathroom

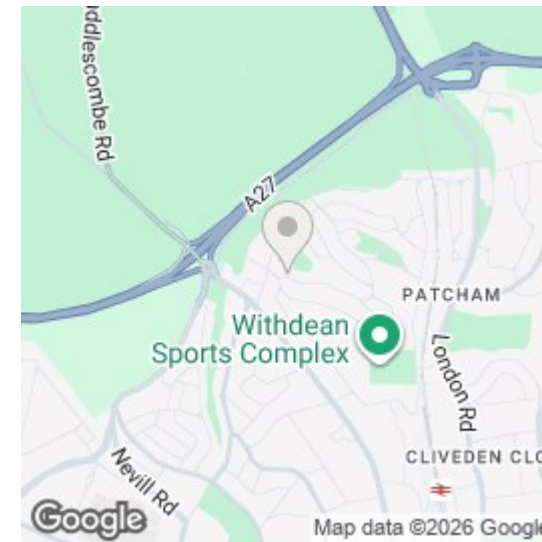
Garage
 16'4 x 9'10

Property Information
 Council Tax Band E: £3,152.65 2026/2027
 Utilities: Mains Gas and Electric, Mains water and sewerage
 Parking: Garage and un-restricted on street parking
 Broadband: Standard 18Mbps, Superfast 80Mbps & Ultrafast 1000Mbps available (OFCOM checker)
 Mobile: Fair/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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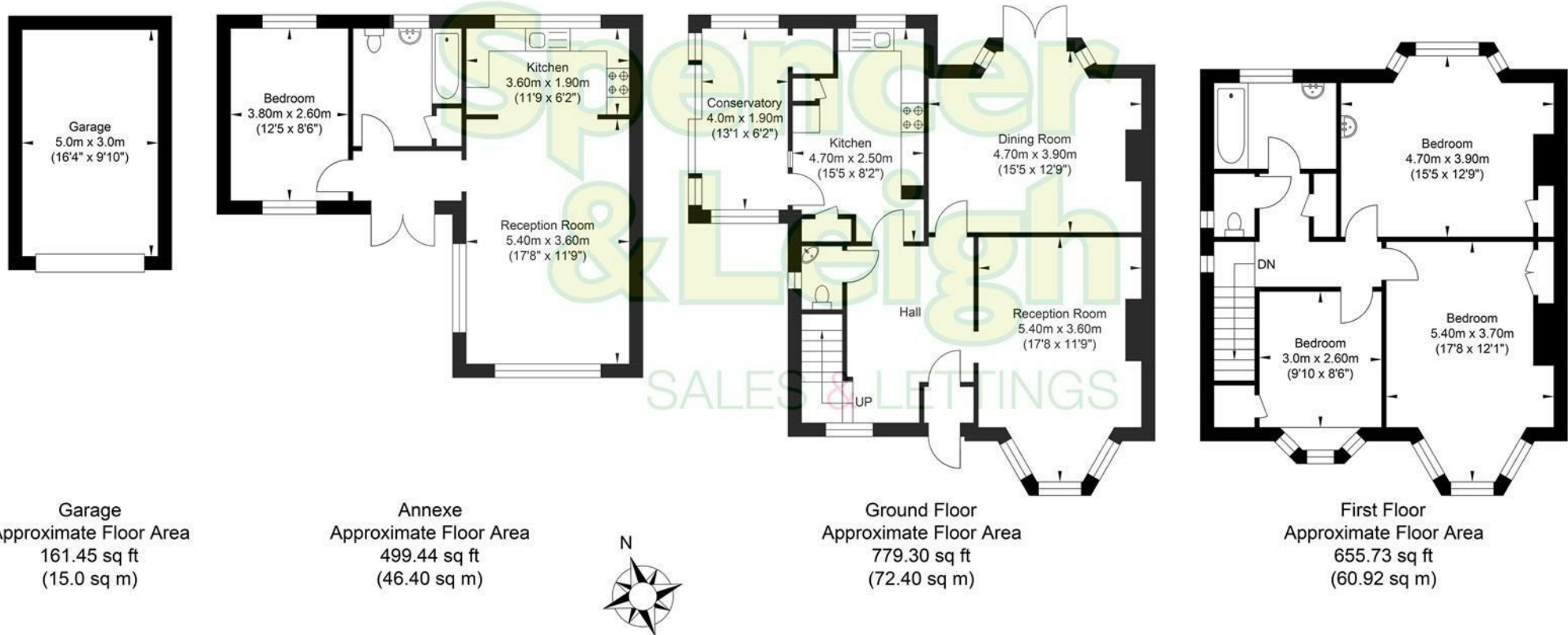
Council:- BHCC
 Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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& Leigh**

Redhill Drive



Garage
Approximate Floor Area
161.45 sq ft
(15.0 sq m)

Annexe
Approximate Floor Area
499.44 sq ft
(46.40 sq m)

Ground Floor
Approximate Floor Area
779.30 sq ft
(72.40 sq m)

First Floor
Approximate Floor Area
655.73 sq ft
(60.92 sq m)

Approximate Gross Internal Area (Excluding Garage & Annex) = 133.32 sq m / 1435.03 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.