

# Spencer & Leigh



9 Redhill Drive, Withdean, Brighton, BN1 5FH

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Brighton, BN1 5FH

Price £775,000 - 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

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

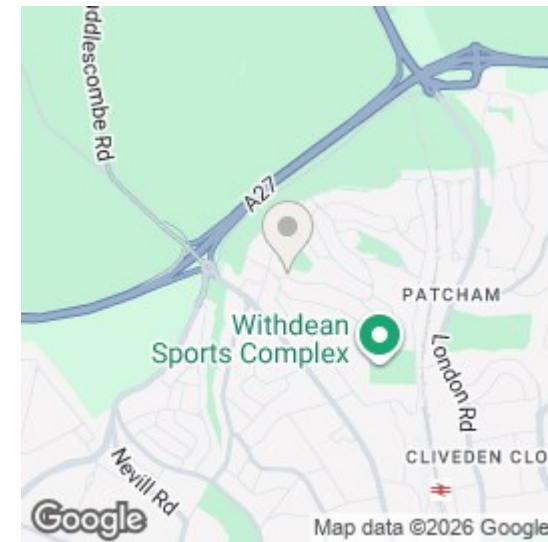
Garage  
 16'4 x 9'10

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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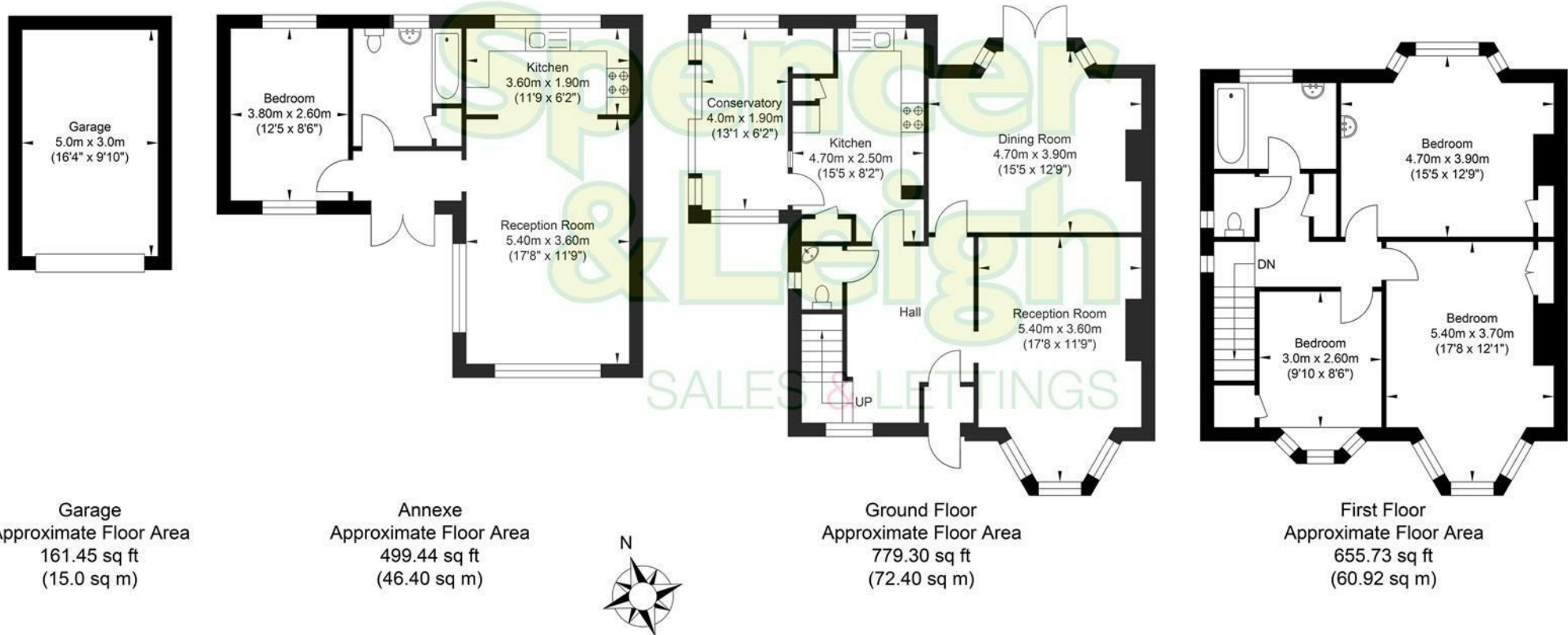
Council:- BHCC  
 Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</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	

**Spencer  
& 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.