

**Spencer
& Leigh**



134 Valley Drive, Withdean, Brighton, BN1 5FF

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Price £762,500 - £800,000 Freehold

- Extended semi detached family home
- Three good size bedrooms
- Spacious lounge overlooking rear garden
- Separate bay fronted dining room
- Impressive kitchen/breakfast room
- Family bathroom & ground floor shower room
- Excellent internal presentation
- Low maintenance rear garden
- Private driveway & garage
- No onward chain

A well presented family home offering spacious living accommodation in a sought after location offered for sale with no onward chain. Upon entering, you are greeted by a large and welcoming entrance hall which leads into a well appointed lounge having plenty of space to relax and entertain family and friends. The kitchen features cream coloured units with integrated appliances, a breakfast table and a separate utility room. There is a useful ground floor shower room and a separate bay fronted dining room, which has potential to be used as a fourth bedroom. The first floor is home to three larger than usual bedrooms and the fantastic family bathroom which has a shower cubicle in addition to the bath. The property retains many attractive features and benefits from gas fired central heating and double glazed windows. Internally, the presentation is considered to be extremely well presented resulting in a bright and airy living space. Outside, there is a low maintenance rear garden and a private driveway which provides plenty of private off road parking in addition to the garage. Patcham Old Village and Park Park with their quirky shops and mainline railway station are situated nearby. In addition, popular schools are well catered for within the area. Viewing is highly recommended.



Valley Drive is located in the highly desirable sought after area of Dyke Road/Withdean with its sports complex and local shops. For families with children there is a choice of schools catering for all ages. Preston Park mainline railway station is approximately one mile away and all other travel networks are within easy reach.



Entrance
 Entrance Hallway
 Living Room
 18'5 x 15'6
 Reception Room/Bedroom
 17'4 x 11'11
 Kitchen/Breakfast Room
 15'5 x 15'3
 G/f Shower Room
 4'6 x 4'9
 Utility Room
 7'4 x 3'8
 Stairs rising to First Floor

Bedroom
 15'6 x 12'11
 Bedroom
 17'4 x 11'11
 Bedroom
 9'11 x 8'7
 Family Bath/Shower Room
 11' x 8'5

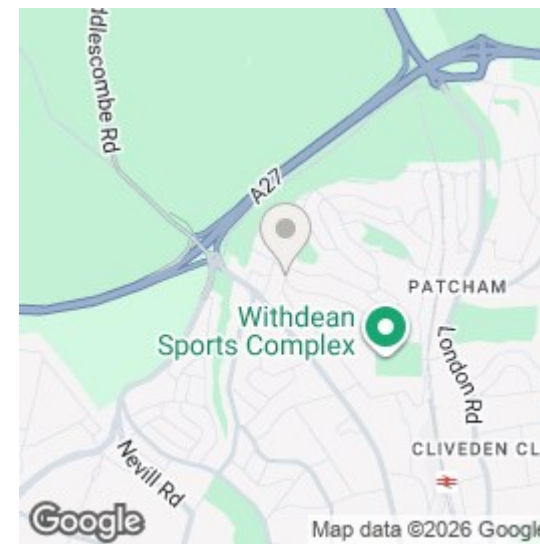
OUTSIDE
 Garage/Storage
 14' x 7'10
 Rear Garden

Property Information
 Council Tax Band E: £3,152.65 2026/2027
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage, Private Driveway and un-restricted on street parking
 Broadband: Standard 15 Mbps, Superfast 80 Mbps & Ultrafast 1000 Mbps 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 | | |
| (69-80) C | 69 | 79 |
| (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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GROUND FLOOR
92.4 sq.m. (994 sq.ft.) approx.

1ST FLOOR
58.3 sq.m. (628 sq.ft.) approx.



TOTAL FLOOR AREA : 150.7 sq.m. (1622 sq.ft.) approx.

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