

**Spencer  
& Leigh**



**68 Denton Drive, Patcham, Brighton, BN1 8LS**

# 68 Denton Drive, Patcham, Brighton, BN1 8LS

Guide Price £400,000 - £425,000 Freehold

- Two-bedroom semi-detached house
- Two reception rooms
- Well presented throughout
- Potential to split main bedroom to create an additional bedroom
- Beautiful south facing rear garden
- Far-reaching views
- Useful storage room to side with gated access to the front and rear
- Four piece bathroom suite with bath and separate shower cubicle
- Viewing highly recommended
- Exclusive to Spencer & Leigh

GUIDE PRICE £400,000 to £425,000

This delightful two-bedroom semi-detached house offers a wonderful opportunity for both first-time buyers and those looking to invest. Spanning an impressive 947 square feet, the property is well presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside.

The house features two spacious reception rooms, providing ample space for relaxation and entertaining. The main bedroom is generously sized, with the potential to be split into two separate rooms, catering to various living arrangements or family needs. The second bedroom is also well-proportioned, making it ideal for guests or as a home office.

The property boasts a beautifully maintained south-facing rear garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the garden offers far-reaching views and a summer house, enhancing the overall appeal of this lovely home.

For those seeking to expand their living space, there is potential to extend into the loft, subject to the necessary consents. This flexibility allows for the possibility of creating additional bedrooms or a study, making it a versatile choice for growing families.

In summary, this semi-detached house on Denton Drive presents a fantastic opportunity to own a well-appointed home in a desirable location, with the added benefits of a beautiful garden and potential for further development. Don't miss the chance to make this charming property your own.



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

12'10 x 11'10

Dining Room

9'4 x 8'5

Kitchen

9'6 x 9'4

Stairs rising to First Floor

Bedroom

15'1 x 10'9

Bedroom

10'7 x 10'3

Family Bath/Shower Room/WC

OUTSIDE

Store

9'8 x 5'2

Rear Garden

Property Information

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Un-restricted on-street parking

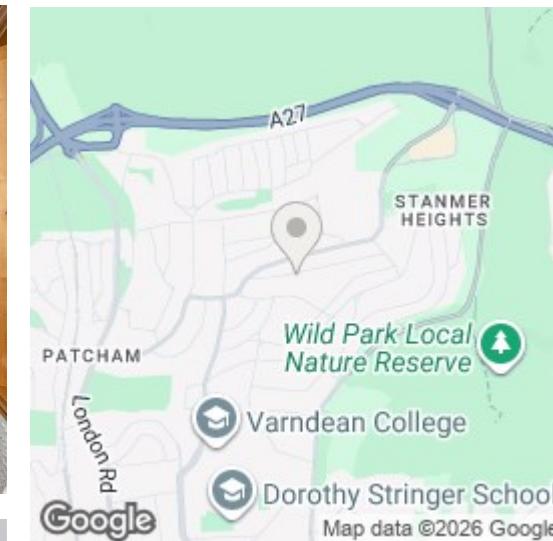
Broadband: Standard 8 Mbps, Superfast 58 Mbps. Ultrafast 1800 Mbps available (Ofcom checker)

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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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# Denton Drive



Ground Floor  
Approximate Floor Area  
514.83 sq ft  
(47.83 sq m)

First Floor  
Approximate Floor Area  
432.17 sq ft  
(40.15 sq m)



Approximate Gross Internal Area = 87.98 sq m / 947.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.