

**Spencer  
& Leigh**



**86 Denton Drive, Brighton, BN1 8DL**



86 Denton Drive,  
Brighton, BN1 8DL

Guide Price £375,000 - £400,000 Freehold

- Semi detached family home
- Three bedrooms
- Potential to improve
- Two reception rooms
- Useful outbuildings
- Popular residential location
- Easy access to amenities and road networks
- No onward chain
- South facing rear garden
- Exclusive to Spencer & Leigh

GUIDE PRICE - £375,000 - £400,000

Being set back from the road and offering good size accommodation is this three bedroom semi detached home requiring modernisation. The separate living room benefits from far reaching views, whilst the dining room overlooks the rear garden. The galley style kitchen has a range of fitted base and wall mounted units with a door leading to the outbuildings. Similar properties in the road have reconfigured the ground floor layout, subject to the required consents. At the first floor level are three good size bedrooms and the family bathroom. The rear garden has tiered levels and benefits from a much requested southerly aspect. Conveniently the outbuildings provide excellent storage, whilst other properties nearby have extended into this space to create a larger kitchen. Internal inspection is highly recommended to appreciate the potential this home offers. Exclusive to Spencer & Leigh, your local fully independent agent.

Council Tax Band C: £1,980.36 2023/2024



Denton Drive is situated in a desirable area of Hollingbury 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  
 14'4 x 10'9  
 Dining Room  
 14'3 x 10'8  
 Kitchen  
 12'8 x 5'10  
 Stairs rising to First Floor  
 Bedroom  
 12'7 x 10'7  
 Bedroom  
 14'5 x 10'7  
 Bedroom  
 9'3 x 7'5  
 Family Bathroom  
 OUTSIDE  
 Rear Garden  
 Outbuilding  
 5'3 x 4'3

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.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



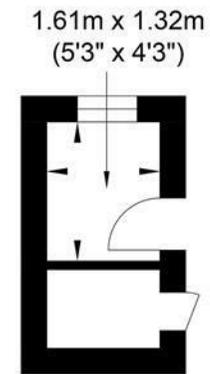
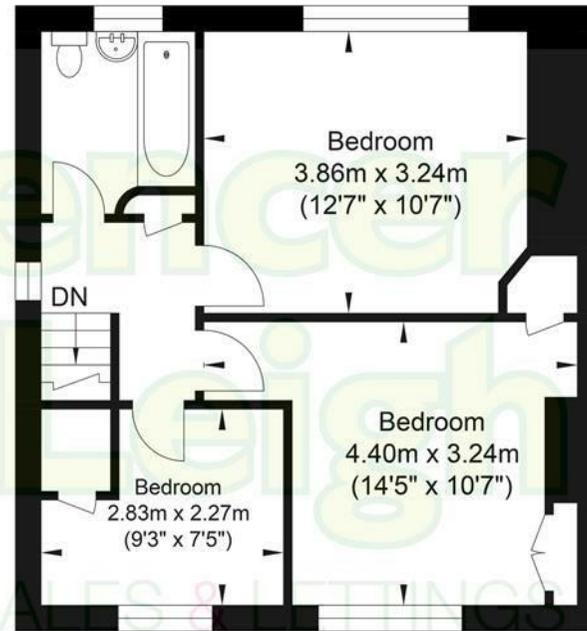
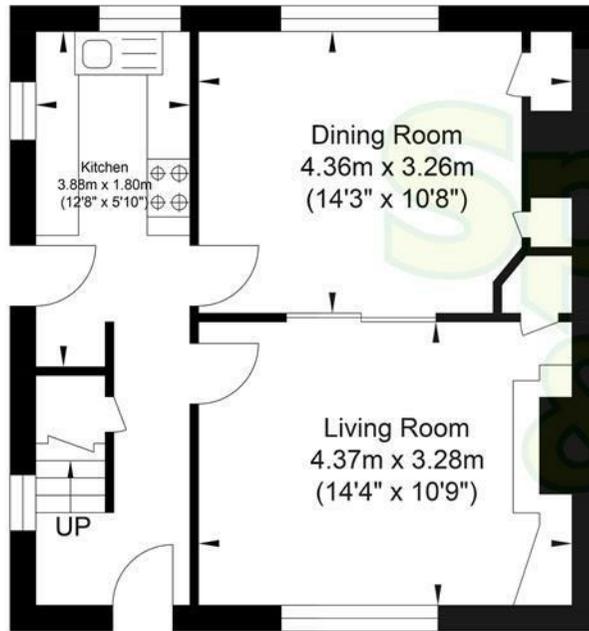
Council:- BHCC  
 Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>35</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	

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# Denton Drive



Ground Floor  
Approximate Floor Area  
447.45 sq ft  
(41.57 sq m)

First Floor  
Approximate Floor Area  
447.45 sq ft  
(41.57 sq m)

Outbuilding  
Approximate Floor Area  
37.24 sq ft  
(3.46 sq m)

Approximate Gross Internal Area = 86.60 sq m / 932.15 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.