



22, Denton Drive, Brighton, BN1 8LS

Spencer  
& Leigh



22, Denton Drive,  
Brighton, BN1 8LS

Guide Price £350,000 - Freehold

- Online Auction
- Three bedroom semi detached home
- Potential to improve
- No onward chain
- 15' Extended kitchen
- 20' Studio/workshop
- Long rear garden
- Internal inspection recommended
- Exclusive to Spencer & Leigh
- Popular residential location

For Sale Via Spencer & Leigh Online Auction powered by Bamboo Auctions.  
Auction end date and time: Wednesday 9th July at 12.30pm

The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit the Spencer and Leigh website, and click on the 'menu' tab followed by 'Online Auctions'. A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Spencer and Leigh and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.



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  
14'2 x 11'1

Dining Room  
14'2 x 10'8

Kitchen  
15'11 x 14'3

Stairs rising to First Floor

Bedroom  
14'2 x 10'8

Bedroom  
14'2 x 11'1

Family Bathroom

OUTSIDE

Studio  
20'5 x 7'5

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 9 Mbps, Superfast 216 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.

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) A	<div>72</div>	<div>85</div>
(81-91) B		
(69-80) C		
(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

Spencer  
& Leigh



# Denton Drive



Approximate Gross Internal Area (Excluding Garage) = 96.78 sq m / 1041.72 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.