

140 Valley Drive
Brighton, BN1 5LG

Asking price £1,400,000

Behind the imposing double doors lies an interior that's both elegant and cutting-edge. Every element has been considered — from the underfloor heating and ambient LED lighting to the bespoke joinery and premium finishes that define the home.

The ground floor offers exceptional flexibility, featuring two spacious double bedrooms, a beautifully designed family bathroom, a large utility and boot room with direct access to the garage, and a purpose-built cinema room with integrated sound and mood lighting — the perfect retreat for family nights in or entertaining guests.

Upstairs, the heart of the home unfolds into a spectacular open-plan kitchen, dining and living area. The bespoke kitchen has been finished to an impeccable standard with sleek handleless cabinetry, dual Siemens ovens, an integrated fridge/freezer, a large central island with waterfall-edge stone worktops, and statement lighting. Expansive sliding glass doors flood the space with natural light and open seamlessly onto the landscaped garden, creating a flawless indoor-outdoor flow.

There are three further double bedrooms on this floor, including a sumptuous principal suite with a luxury en-suite shower room. The bathrooms throughout the property have been styled to perfection, featuring walk-in rainfall showers, a freestanding bath, microcement finishes, and designer black and brushed gold fixtures — every detail evoking a boutique hotel feel.

The landscaped rear garden provides a private and versatile space ideal for both entertaining and relaxation. It features tiered lawns, composite decking, and a stylish pergola seating area, creating an elegant backdrop for family living.

Every inch of this home reflects the highest level of design and craftsmanship, combining style, sophistication and comfort in equal measure.

Located close to excellent schools, local parks, and transport links, 140 Valley Drive offers the perfect balance of modern luxury and family practicality — a truly exceptional home of distinction in a prime Brighton setting.

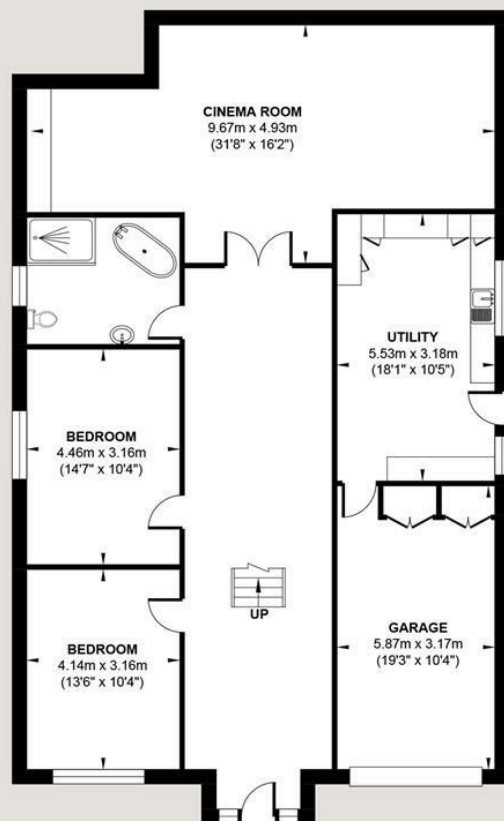


- Stunning detached contemporary home offering approx. 3,234 sq ft of luxury living space
- Incredible open-plan kitchen, dining and living area with full-width sliding doors to garden
- Dedicated cinema room with integrated sound and ambient lighting
- Large utility and boot room with internal access to the garage
- Underfloor heating, bespoke joinery and ambient LED lighting throughout
- Five spacious double bedrooms and three beautifully designed bathrooms
- Bespoke high-spec kitchen with Siemens appliances, large island and stone worktops
- Elegant bathrooms with microcement finishes, walk-in rainfall showers and freestanding bath
- Fully landscaped tiered garden with composite decking, lawns and pergola seating area
- Located in one of Brighton's most desirable areas close to excellent schools and transport links

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	86
England & Wales	EU Directive 2002/91/EC	

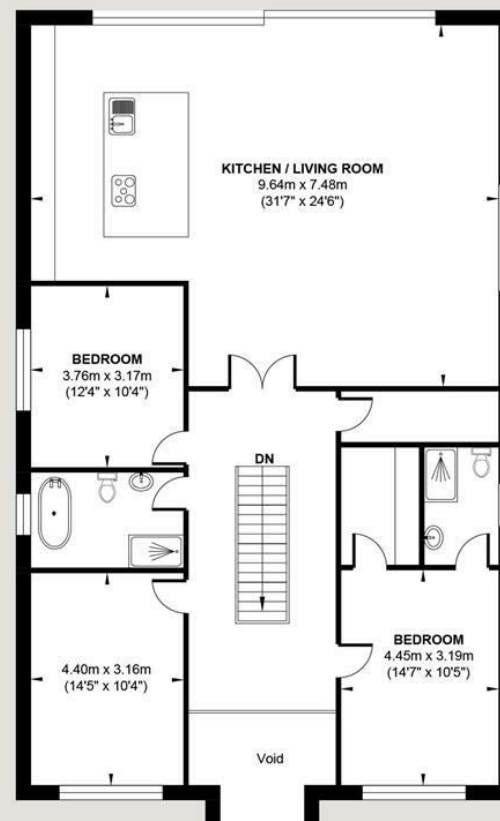
VALLEY DRIVE

Approx. Gross Internal Floor Area (Including Garage & Void) = 300.47 sq m / 3234.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
1580.57 sq ft
(146.84 sq m)



FIRST FLOOR

Approximate Floor Area
1653.66 sq ft
(153.63 sq m)



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