



# 99 Valley Drive

Brighton, BN1 5FF

**Guide price £700,000**

Guide Price £700,000 to £750,000.....Spanning approximately 1,755 sq ft, this impressive five-bedroom, two bathroom semi-detached chalet-style home offers spacious and versatile accommodation, ideal for growing families.

The ground floor features a welcoming entrance hall, a generous living room with a bay window and feature fireplace, a separate dining room that opens to the garden, and a large kitchen/breakfast room fitted with sleek cabinetry, wooden worktops, and a range cooker. There are also two double bedrooms on this level, along with a modern shower room, offering flexible options for guest rooms or home offices.

Upstairs, the property provides three further bedrooms, including two excellent doubles, plus a family bathroom with a freestanding roll-top bath and an additional separate shower room.

Outside, there's a private driveway providing off-street parking, and a tiered rear garden with a decked entertaining space, raised planters, and a charming wooden treehouse and gated side access — perfect for families and outdoor dining.

This home combines light, space, and practicality in a peaceful yet convenient location, making it an excellent choice for family living.  
Location

Valley Drive sits within the ever-popular Westdene area of Brighton, known for its leafy surroundings, family-friendly community, and excellent access to both Brighton city centre and the South Downs National Park.

The area is served by highly regarded schools including Westdene Primary, Dorothy Stringer, and Varndean, all within easy reach. Commuters benefit from quick access to the A23/A27, providing routes to London, Gatwick, and the wider Sussex area. Preston Park railway station is close by, offering direct services to London Victoria and London Bridge.

Local shops, cafés, and amenities can be found nearby, along with scenic walking trails and open green spaces ideal for families and outdoor enthusiasts.  
Virtually staged

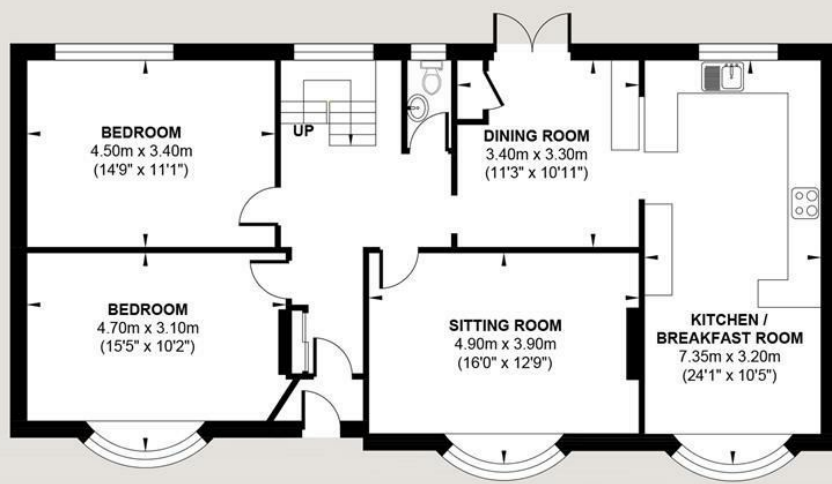


- Chain Free
- Approx. 1,755 sq ft of bright and versatile living space
- Separate dining room with doors leading out to the garden
- Two double bedrooms on the ground floor
- Private driveway providing off-street parking
- Four/ Five bedroom chalet-style family home
- Spacious kitchen/breakfast room with integrated appliances and wooden worktops
- Large living room with feature fireplace and bay window
- Three Bedroom & Two Bathrooms on the first floor
- Tiered rear garden with decking, raised planters, Gated side access

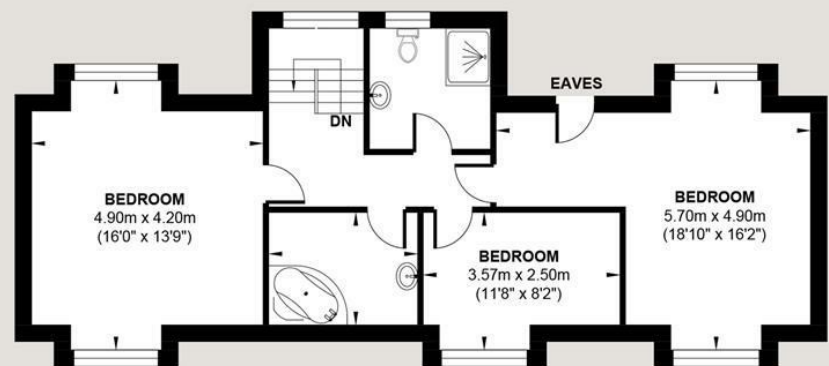
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	80
England & Wales	EU Directive 2002/91/EC	

## VALLEY DRIVE

Approx. Gross Internal Floor Area = 163.04 sq m / 1754.94 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Floor Area  
1055.72 sq ft  
(98.08 sq m)



Approximate Floor Area  
699.22 sq ft  
(64.96 sq m)



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All measurements are approximate

