



Valley Drive

Brighton, BN1 5FD

Asking price £1,150,000

Situated in a highly desirable residential setting, this impressive and characterful detached family home offers over 2,000 sq ft of beautifully presented and versatile accommodation, perfectly blending period charm with contemporary open-plan living.

The ground floor provides exceptional entertaining space. A welcoming entrance hall leads to a bright and elegant reception room with bay window and feature fireplace, alongside a separate living room ideal for cosy evenings or family relaxation. To the rear, the true heart of the home is the stunning open-plan kitchen/dining room, thoughtfully extended with a vaulted glass roof and exposed beams. Flooded with natural light, this space features a large central island, high-spec range cooker, generous dining area and direct views across the garden, perfect for modern family life and entertaining alike.

A downstairs cloakroom and integral garage add further practicality.

Upstairs, the property offers four well-proportioned bedrooms, including an impressive principal bedroom with fitted wardrobes and bay window. The remaining bedrooms are served by a contemporary family bathroom, making the layout ideal for growing families or those working from home.

Externally, the rear garden is a standout feature — a mature, private and beautifully arranged space with lawn, seating terrace and a charming garden pavilion/home bar. A separate cabin positioned towards the rear provides excellent flexibility as a home office, studio or additional entertaining area. The garden enjoys a leafy backdrop, creating a peaceful retreat from everyday life.

Further benefits include off-street parking, integral garage.

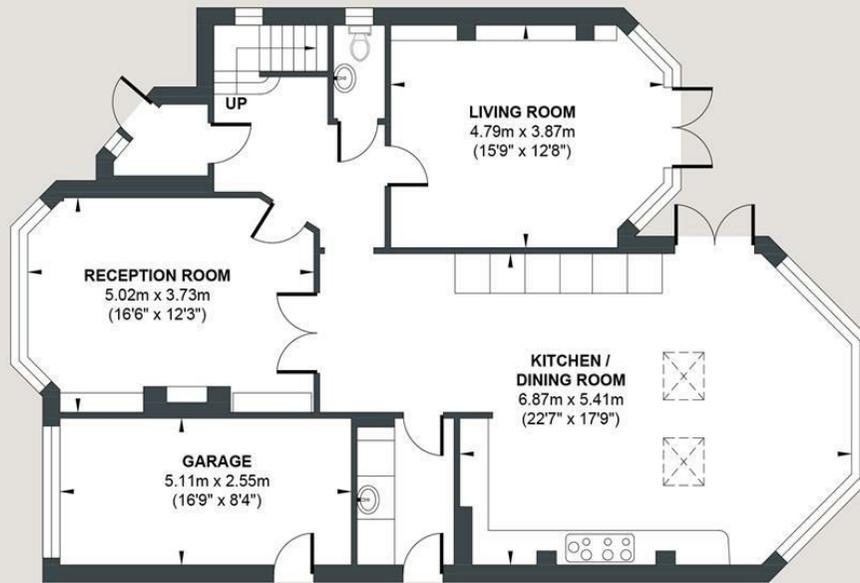
- Detached
- Over 2,060 sq ft
- Four double bedrooms
- Two bathrooms
- Stunning vaulted kitchen/dining space
- Feature island & range cooker
- Integral garage & private driveway
- Beautiful mature rear garden
- Garden cabin / home office & bar
- Sought-after residential location

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			
England & Wales		EU Directive 2002/91/EC	



VALLEY DRIVE

Approx. Gross Internal Floor Area = 191.5 sq m / 2061.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
1178.64 sq ft
(109.5 sq m)



FIRST FLOOR

Approximate Floor Area
882.64 sq ft
(82.0 sq m)



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All measurements are approximate



