



21 Redhill Drive

Brighton, BN1 5FH

Guide price £800,000

Upon entering, you are welcomed by a delightful double-glazed entrance porch, leading into a bright and spacious inner hall with wood flooring and a side window that floods the space with natural light. The inviting 17ft front living room boasts a bay window, engineered wood flooring, and an open fireplace, creating a cosy retreat. The formal dining room, with its double doors opening to the garden and a serving hatch to the kitchen, is ideal for family meals and entertaining. The extended kitchen breakfast room is a standout feature, with built-in appliances, ample work surfaces, and skylights that bathe the area in natural light. Double doors from the kitchen also lead out to the garden. The ground floor is completed by a convenient W.C. and understairs storage.

The first floor offers a spacious front bedroom with fitted wardrobes and a bay window that provides lovely views and abundant natural light. The equally spacious rear bedroom overlooks the lush garden. This floor also includes a family bathroom and a fourth bedroom.

The second floor is dedicated to the principal bedroom, a luxurious dual-aspect space featuring wood flooring, fitted wardrobes, and sliding doors leading to a suntrap balcony. A modern en-suite shower room completes this sophisticated retreat.

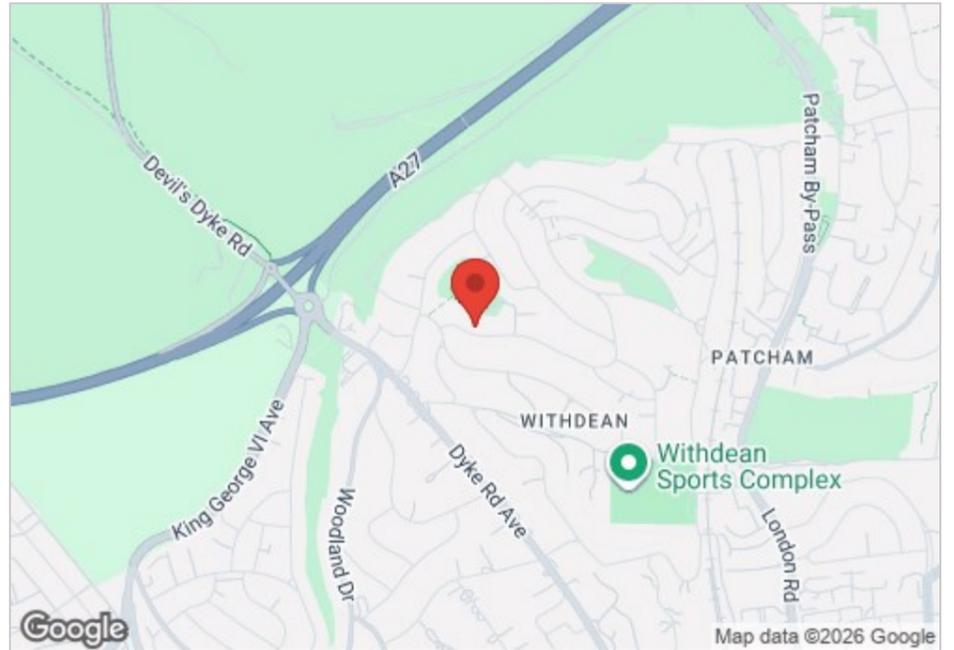
The front of the property features a mature garden area and a private driveway providing off-street parking. The expansive 140ft rear garden includes a patio area leading to a large lawn, mature borders, a vegetable patch, and a wild garden area. At the rear, you'll find a greenhouse, a large shed/workshop with power, multiple PowerPoints throughout the garden, and a secure bike lockup. This stunning garden is perfect for children to play in or for gardening enthusiasts.

Located just 10 minutes from the sea and at the foothills of the South Downs, this home offers an ideal location for adventures. It is within walking distance to excellent local schools, a leisure centre, convenience stores, and is close to Preston Park train station and the A27 motorway, making commuting to London convenient.

This property truly offers a fantastic living experience for families and those who appreciate both convenience and charm.

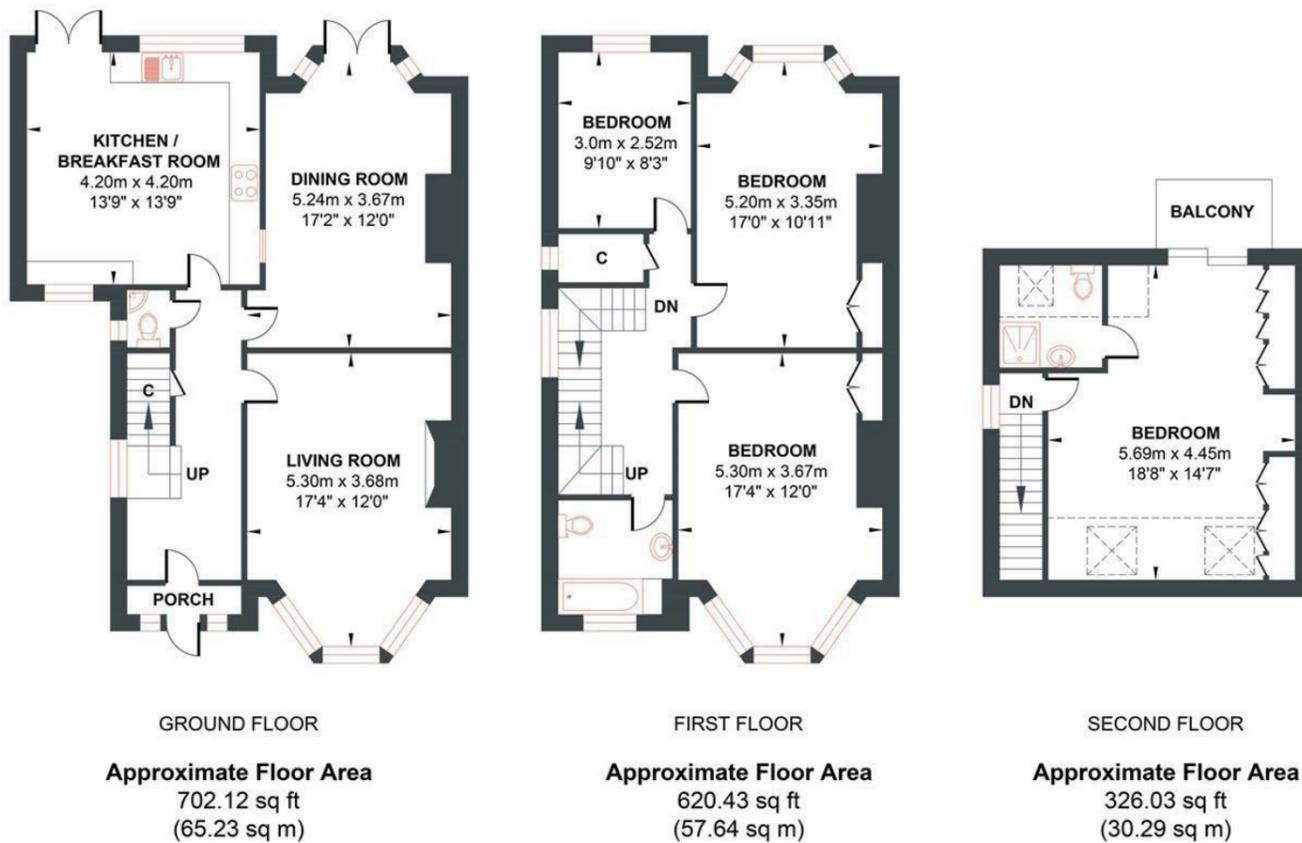
- 4 Double Bedrooms
- 17ft Front Sitting Room
- 17ft Formal Separate Dining Room
- Extended Kitchen Breakfast Room
- Dual Aspect Master Bedroom With Balcony
- En-suite Shower Room
- Circa 140ft Rear Garden
- Private Driveway
- Short Walk To Westdene Primary school
- Short Walk To Local Shops

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		
	64	77
England & Wales	EU Directive 2002/91/EC	



REDHILL DRIVE

Approximate Gross Internal Area = 153.16 sq m / 1648.60 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.



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