House - Detached (EPC Rating: D)

# 50 VALLEY DRIVE, BRIGHTON, BN1 5FA

# £6,000

ASTON VAUGHAN
Sales and Lettings

2 2 6 D

# 6 Bedroom House - Detached located in Brighton

This 6-bedroom Tudor-style house seems like a fantastic opportunity for anyone looking for a spacious, elegant, and well-maintained home! Here's a recap of the highlights:

Property Features:

Ground Floor:
Bedroom: Ideal for guests or a home office.

Living & Dining Area: Expansive, great for hosting or family time.

Kitchen & Breakfast Room: Fully equipped kitchen with a cosy breakfast area.

First Floor:
Master Bedroom: Includes a dressing room and en-suite bathroom.

Four Additional Bedrooms: Spacious and well-designed for comfort.

## Property description

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Four Additional Bedrooms: Spacious and well-designed for comfort.

Family Bathroom: Modern and stylish.

Exterior:
Outbuildings: Two electrified outbuildings for storage, workshops, or hobbies.
Parking & Garage: Off-street parking with a secure garage.

Additional Services:
Professional Cleaning: Fortnightly cleaning included in rent.
Gardening: Regular gardening maintenance.

Key Benefits:
Available from Late March.

Offered furnished or unfurnished, flexible to suit your needs.

Valley Drive is an extremely well regarded tree-lined residential street in the sought-after Withdean area. Although very quiet, Valley Drive offers easy access of the A27/ A23, perfect for those who need to travel in and out of the City by car.
Preston Park Train Station is approximately 1 mile, and Withdean Gym is at the bottom of the road.
A parade of independent local shops is located nearby and Westdene Primary and Patcham High School are both within walking distance.

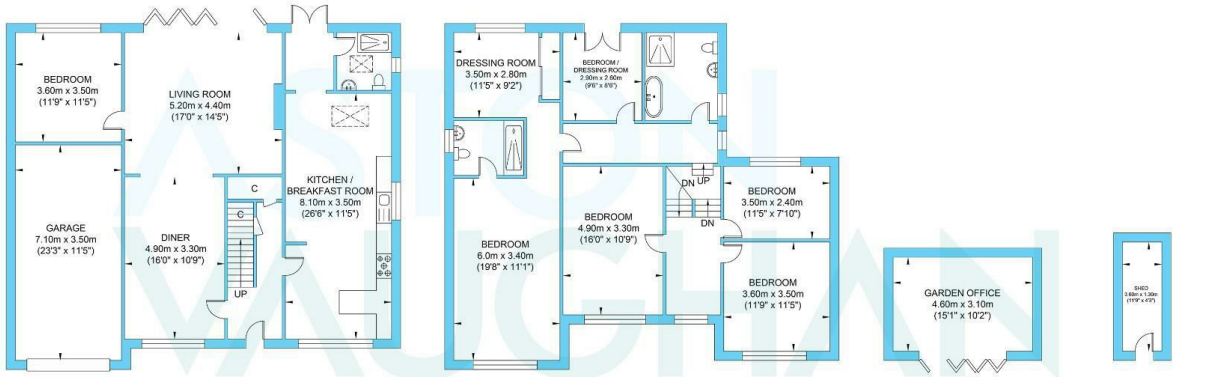
It’s a beautiful home with so much to offer, whether you’re looking for family space or a versatile layout to suit different needs.

Would you like any more details or assistance with viewing arrangements?

## External

To the front of the property is a large in-and-out driveway offering plenty of off street parking. The parking on the street is free and tends not to fill up. To the rear is a carefully designed tiered garden with multiple useable areas. The ground floor tier has a spacious patio area, ideal for entertaining. A 2nd tier is mainly lawned but has a 2nd, sunnier patio area with seating and large pond. The final tier has an orchard with wildflowers and small trees, creating a real oasis in the middle of the City!

# Valley Drive

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Ground Floor
Approximate Floor Area
1374.44 sq ft
(127.69 sq m)

First Floor
Approximate Floor Area
1167.77 sq ft
(108.49 sq m)

Outbuilding
Approximate Floor Area
153.49 sq ft
(14.26 sq m)

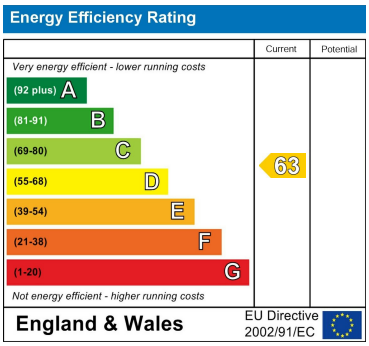
Outbuilding
Approximate Floor Area
50.37 sq ft
(4.68 sq m)

Approximate Gross Internal Area = 255.12 sq m / 2746.08 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

## Council Tax Band

D

## Energy Performance Graph





## Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.