



## 10 VALLEY DRIVE BRIGHTON, BN1 5FA

£750,000  
FREEHOLD

Fantastic semi-detached family home, set back from the road and occupying a good sized plot. The spacious and well presented accommodation comprises; four bedrooms - the primary with an en suite shower room. There is a family bathroom, two reception rooms and impressive kitchen/ family room and cloakroom. There is off street parking for multiple cars to the front and a delightful tiered rear garden. The property is sold chain free.

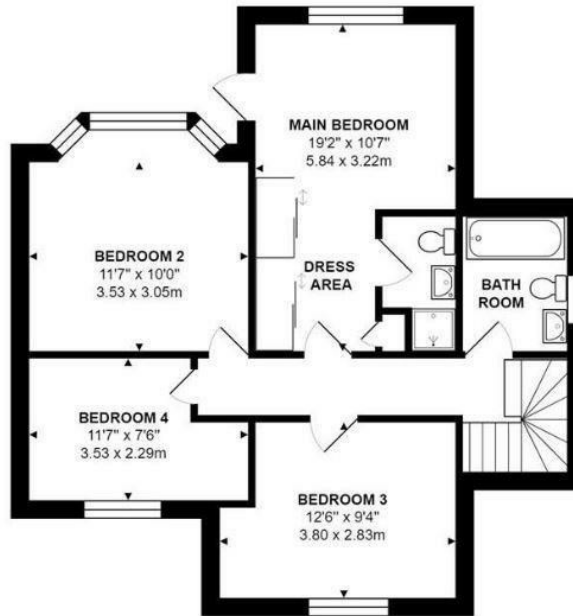
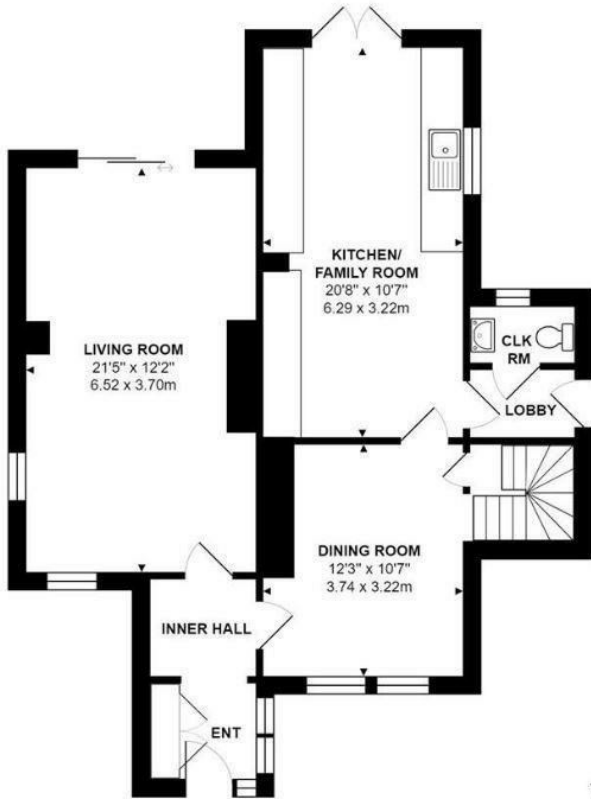
Valley Drive is a popular residential tree-lined street in the sought-after Withdean area. It is in easy access of the A27/ A23 and is approximately 1 mile from Preston Park Train Station offering regular and direct links to London. Local shops, parks and schools, such as, Westdean Primary and Patcham High School are near by.

**Nicholas  
James**

SALES LETTINGS AUCTIONS

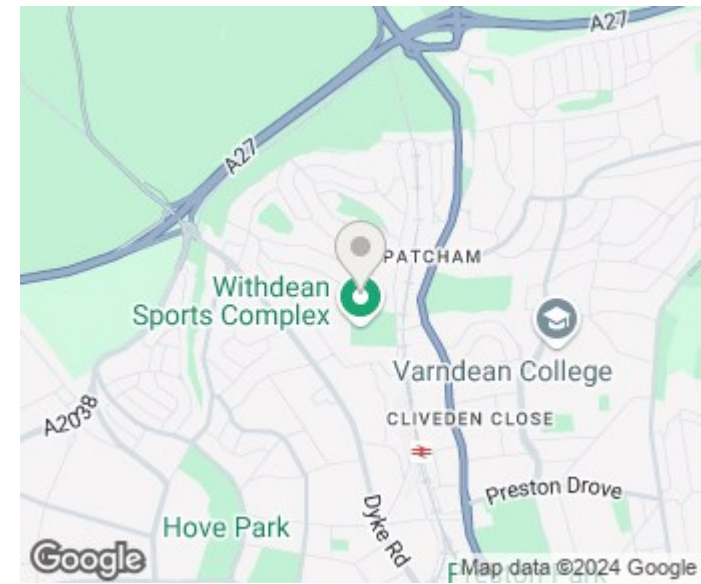






Total Area: 1393 ft² ... 129.4 m²

All measurements are approximate and for display purposes only



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>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements

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