



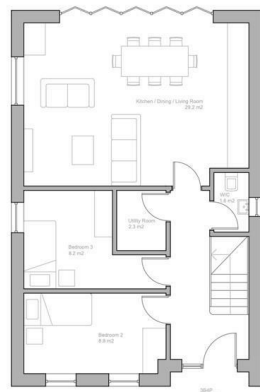
## 70 DOWNS VALLEY ROAD BRIGHTON, BN2 6RF

£650,000  
FREEHOLD

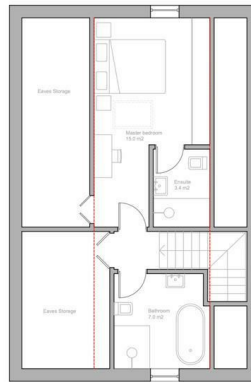
**\*\*For Sale by Auction 16th July\*\*** Guide Price £650,000+. A 5 bedroom detached house with planning consent under application number BH2025/00136 for a single storey rear extension and erection of a new 3 bedroom detached dwelling to the rear. The existing house has a GIA of 178 sqm and the new build will have a GIA of 93.5 sqm. The property is situated in a popular residential area, close to local amenities and bus routes. Buyers are advised to review the legal pack prior to bidding.

**Nicholas  
James**

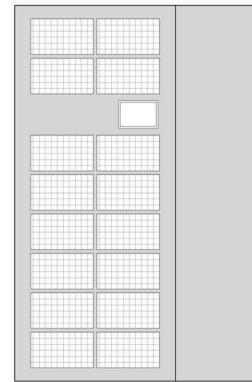
SALES LETTINGS AUCTIONS



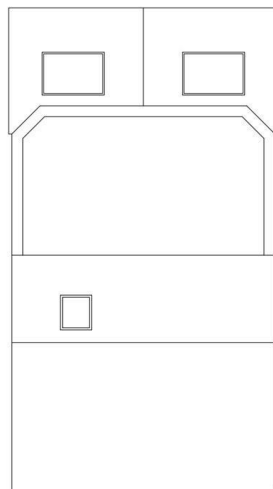
PROPOSED GROUND FLOOR PLAN 1:100



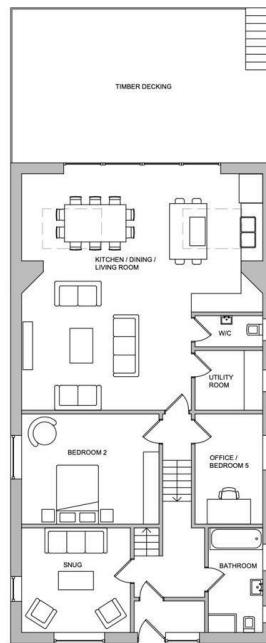
PROPOSED FIRST FLOOR PLAN 1:100



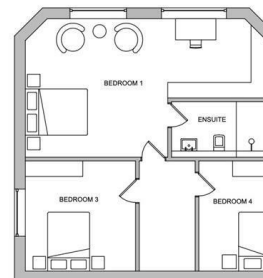
PROPOSED ROOF PLAN 1:100



PROPOSED ROOF PLAN 1:100



PROPOSED GROUND AND LOWER GROUND FLOOR PLAN 1:100

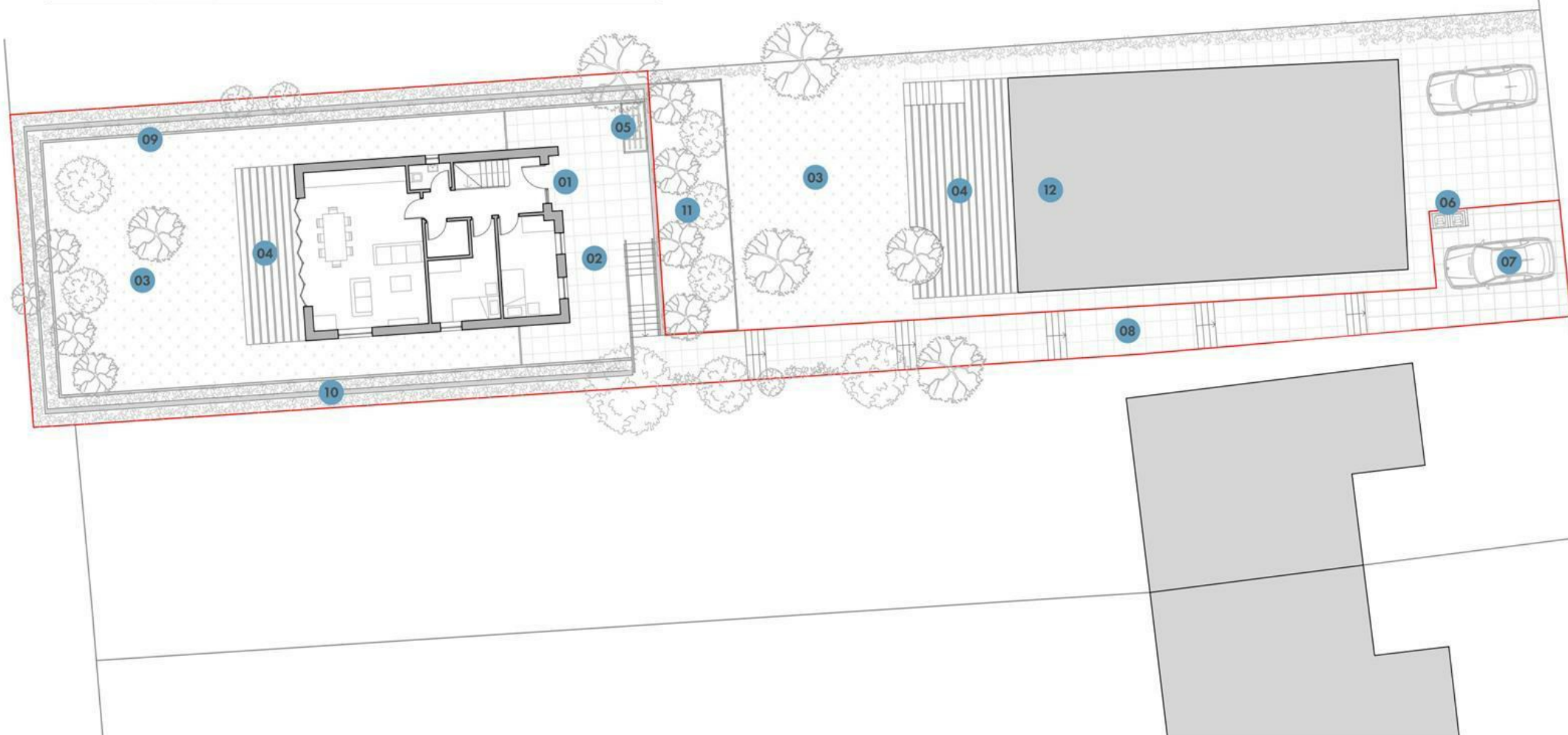


PROPOSED FIRST FLOOR PLAN 1:100

GROSS INTERNAL AREA 178.0

## KEY

- |                        |                       |
|------------------------|-----------------------|
| 01 Entrance            | 07 Parking Space (x1) |
| 02 Front Garden        | 08 Pedestrian Access  |
| 03 Rear Garden         | 09 Raised Planter     |
| 04 Decking Area        | 10 Retaining Wall     |
| 05 Bike Storage (x3)   | 11 BNG Area           |
| 06 Bin/Recycling Store | 12 Proposed Extension |





PROPOSED FRONT ELEVATION 1:100



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>59</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

Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

Nicholas  
James

SALES LETTINGS AUCTIONS