

Spencer
& Leigh



7 The Parade, Valley Drive, Withdean, Brighton, BN1 5FQ

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Guide Price £350,000 - £375,000 Leasehold

- Two/three bedroom maisonette
- Immaculate condition throughout
- Own private entrance
- Includes a secure garage
- Located in Withdean area
- Easy access to transport links and road networks
- Ideal for families or couples
- Spacious and bright interior
- Exclusive to Spencer & Leigh
- Viewing highly recommended

GUIDE PRICE £350,000 - £375,000

Set in the desirable Withdean area of Brighton, this immaculate maisonette on Valley Drive presents an exceptional opportunity boasting two well-proportioned bedrooms, this versatile property can easily be adapted to accommodate three bedrooms, offering flexibility to suit your lifestyle needs.

Upon entering, you will appreciate the private entrance that leads you into a beautifully maintained living space. The interior is in pristine condition throughout, ensuring a welcoming atmosphere from the moment you step inside. The layout is thoughtfully designed, providing ample natural light and a sense of openness.

In addition to the spacious bedrooms, the property features a garage, a rare find in this sought-after location, providing secure parking and extra storage space. The surrounding area is known for its tranquil environment, making it an ideal retreat while still being conveniently close to local amenities, outstanding schools and transport links.

This maisonette is not just a home; it is a lifestyle choice, offering comfort, convenience, and the potential for personalisation. Whether you are looking to settle down or invest in a property with great rental potential, this charming maisonette on Valley Drive is sure to impress. Do not miss the chance to make this delightful property your own.



Valley Drive is located in the highly desirable sought after area of Dyke Road/Withdean with its sports complex and local shops. For families with children there is a choice of schools catering for all ages. Preston Park mainline railway station is approximately one mile away and all other travel networks are within easy reach.



Entrance

Entrance Hallway

Living Room
14'11 x 11'10

Dining Room
10'11 x 8'6

Kitchen
9'10 x 9'7

Family Bathroom
7'5 x 7'1

Stairs rising to First Floor

Bedroom
20'10 x 10'8

Bedroom
14'11 x 10'8

En-suite Shower Room/WC

OUTSIDE

Garage
17'8 x 8'3

Property Information
103 years remaining on the lease
Service Charge - £670.00 p/a
Ground Rent - £100.00 p/a
Council Tax Band B: £2,006.23 2026/2027
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Garage and un-restricted on street parking
Broadband: Standard 15 Mbps, Superfast 47 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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w: www.spencerandleigh.co.uk

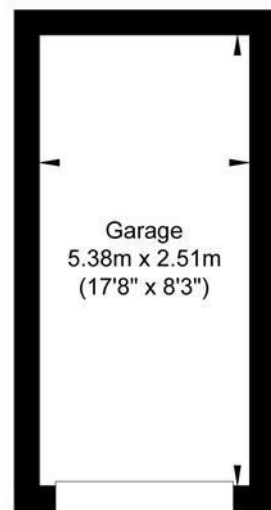


Council:- BHCC
Council Tax Band:- B

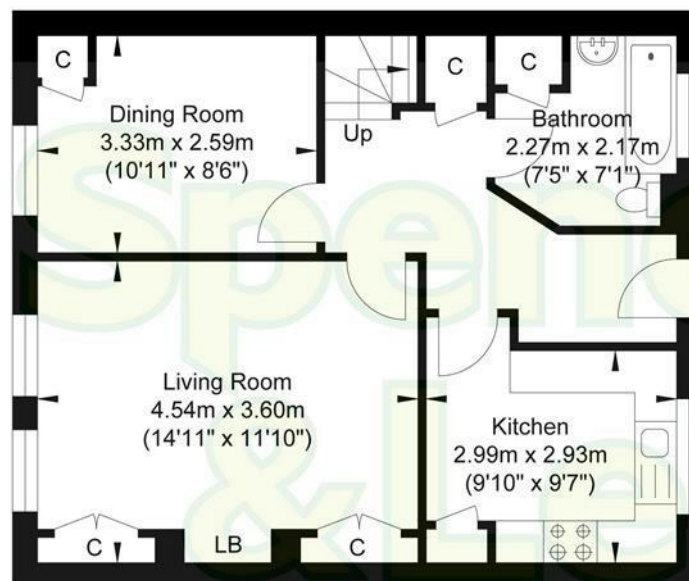
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



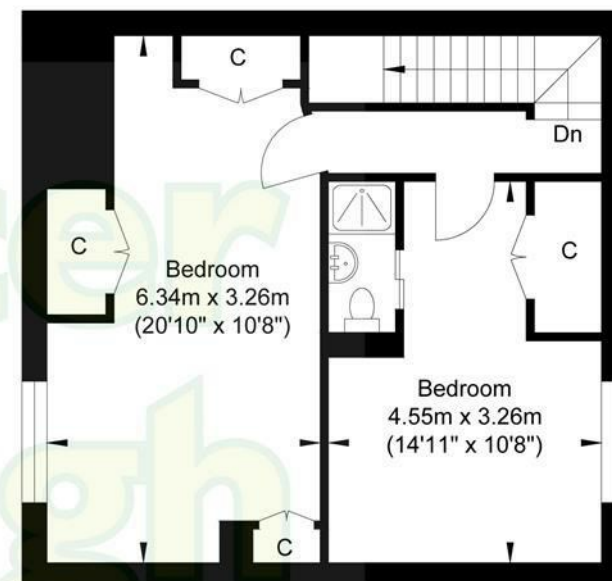
Valley Drive



Garage
Approximate Floor Area
145.31 sq ft
(13.50 sq m)



Ground Floor
Approximate Floor Area
516.56 sq ft
(47.99 sq m)



First Floor
Approximate Floor Area
448.20 sq ft
(41.64 sq m)



Approximate Gross Internal Area (Excluding Garage) = 89.63 sq m / 964.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.