
87 Denton Drive, Brighton, BN1 8DL
Spencer
&Leigh

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Brighton, BN1 8DL

Guide Price £475,000 - £500,000 Freehold

- Three Double Bedroom Family Home
- Popular Residential Location
- Huge Conservatory allowing light to Flood in
- Side Extension for Utility Room
- Bay-Fronted Lounge
- Separate Dining Room
- Oversize Shower Room
- Great Views from the Rear
- Large Tiered Garden
- Exclusive to Spencer & Leigh

GUIDE PRICE £475,000 - £500,000

Discover this delightful three-bedroom semi-detached house, set back from the road in a sought-after residential area. Boasting a wide plot and breathtaking views from the rear garden, this charming property in the heart of Hollingbury is truly a gem not to be missed.

Accessed via a few steps, the entrance invites you into a home that flows beautifully. The expansive ground floor features a spacious conservatory extension with underfloor heating, creating a cosy atmosphere for year-round enjoyment. Alongside this, a side extension provides a convenient utility space and further potential for conversion (subject to necessary consents), making this property even more appealing. The kitchen offers a lovely view of the rear garden, complemented by ample worktop space on three sides. While the sitting room and dining room are separate, they both seamlessly connect to the conservatory, fostering a bright and airy environment ideal for entertaining or unwinding.

All three bedrooms are generous doubles with built-in storage, conveniently positioned on the first floor. Completing this level is a neatly tiled shower room featuring an oversized shower. The ground floor also benefits from a separate cloakroom/WC for added convenience.

Additional highlights include a large patio sun terrace and a wide, long garden with fantastic views, perfect for outdoor gatherings or simply soaking in the scenery.

In our opinion, early viewing is essential to fully appreciate everything this family home has to offer!



Denton Drive is situated in a desirable area on the fringe Patcham and Hollingbury with easy access to local bus and travel networks. There are what are considered to be good local schools catering for all ages along with a selection of local shops and restaurants situated nearby.







Entrance Hallway

Sitting Room
13'9 x 11'10

Dining Room
10'3 x 8'5

Conservatory
18'2 x 12'

Kitchen
12'5 x 8'11

Utility Room
12'3 x 8'6

Stairs rising to

First Floor Landing

Bedroom
14'0 x 9'10

Bedroom
8'11 x 8'6

Bedroom
9'4 x 8'11

Family Bathroom

OUTSIDE

Front Garden

Rear Garden

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Unrestricted on-street parking
Broadband: Standard 7 Mbps, Superfast 50 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.

t: 01273 565566

w: www.spencerandleigh.co.uk

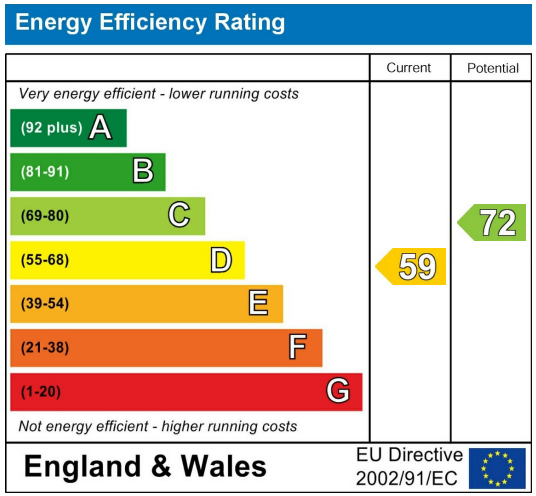






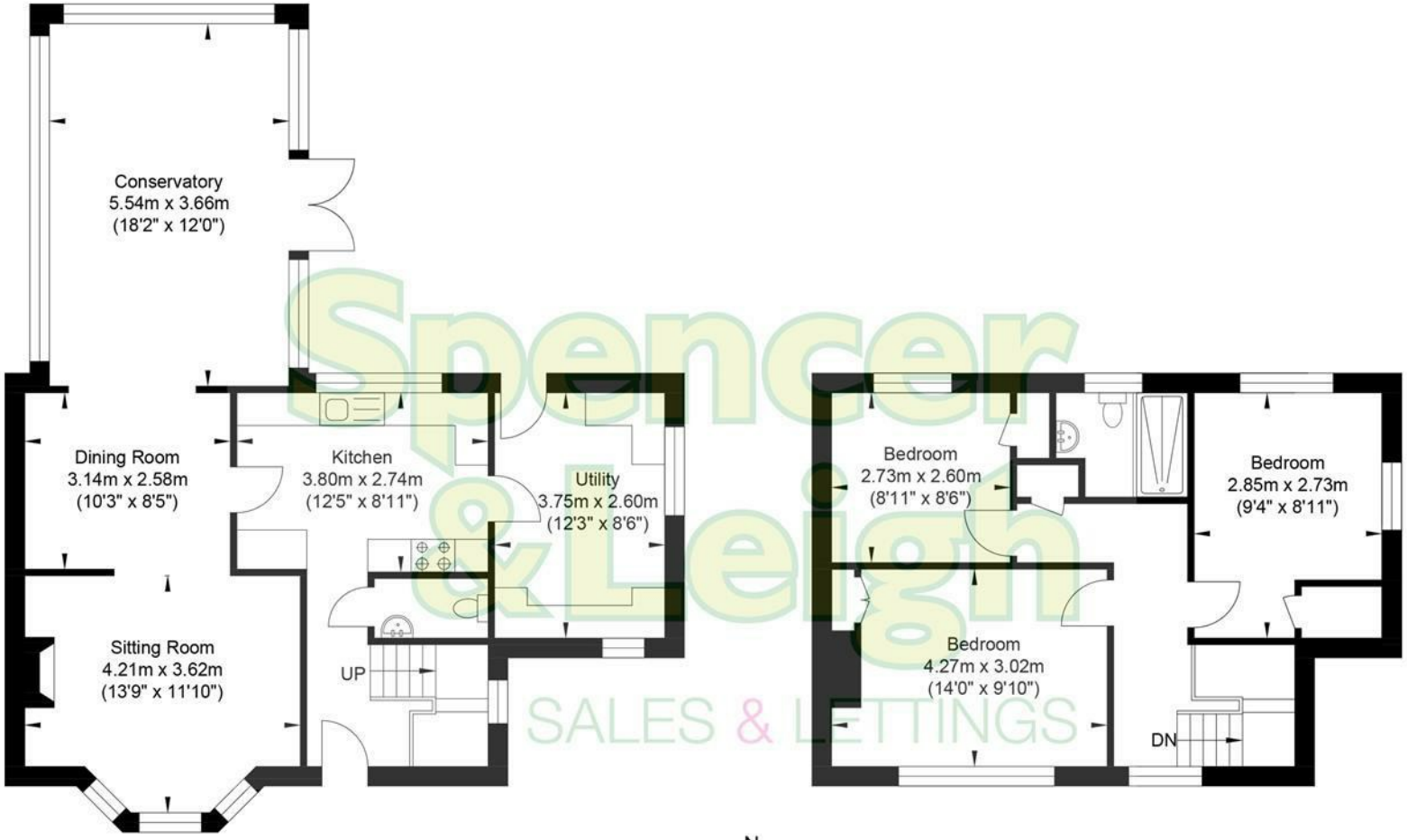


Council:- BHCC
Council Tax Band:- C



Spencer & Leigh

Denton Drive



Ground Floor
Approximate Floor Area
780.92 sq ft
(72.55 sq m)

First Floor
Approximate Floor Area
488.78 sq ft
(45.41 sq m)

Approximate Gross Internal Area = 117.96 sq m / 1269.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

108 Old London Road, Patcham, Brighton, BN1 8YA t: 01273 565566 w: www.spencerandleigh.co.uk