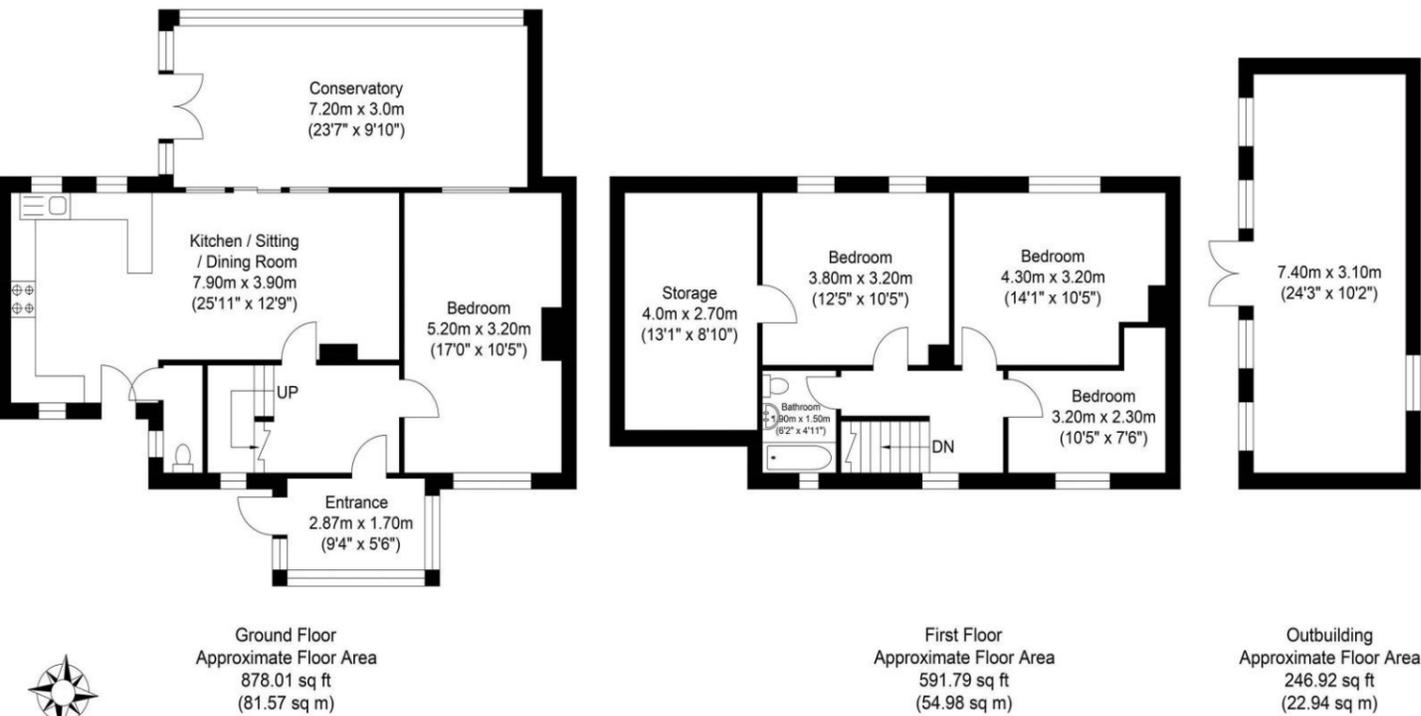


the floorplan...

*A unique and spacious four bedroom family home
which has undergone complete refurbishment*



Ground Floor
Approximate Floor Area
878.01 sq ft
(81.57 sq m)

First Floor
Approximate Floor Area
591.79 sq ft
(54.98 sq m)

Outbuilding
Approximate Floor Area
246.92 sq ft
(22.94 sq m)

Approximate Gross Internal Area = 159.49 sq m / 1716.73 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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OIRO £500,000
Freehold

Denton Drive, Brighton BN1 8DL



more details from...

call: Patcham office: **01273 508955**
email: patcham@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

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in brief...

- Four Bedroom Family Home
- Drastically Improved Throughout
- Large Driveway
- High Specification Conservatory
- Stunning External Office
- New Kitchen
- Close Proximity To Good Schools
- Spacious Rear Garden
- EPC - TBC
- Council Tax - TBC



in more detail...

A Fantastic opportunity to purchase a simply stunning and vastly improved four-bedroom family home situated in a prime position within Patcham.

On entrance the current owner has recently built (with planning permission) a large brick base entrance porchway with ample space for shoes and coats.

Once inside the main house the ground floor has been reconfigured to provide a very large downstairs bedroom (currently used as a spacious office) and a separate kitchen dining/living room. The kitchen itself has been completely replaced with modern units and space for all white goods, a downstairs WC, and large area for dining and relaxing.

The current owners have also recently constructed a stunning high specification conservatory to the rear of the house with the latest technology glass and features, a perfect playroom.

Heading up to the first floor you have three further large bedrooms and modern family bathroom (upgraded by current sellers)

To the rear, the garden is of wonderful proportions and is mainly laid to lawn with mature shrubbery and hard standing to the rear which is a perfect suntrap.

The centre piece is the very large external office which has got full power, heating and Wi-Fi.

To the front you have a further attractive area of lawn and driveway with parking for three to four cars comfortably.

A brilliant family home – not to be missed



the location...

Located in this popular residential neighborhood and in the area are a number of amenities including local shopping facilities, an Asda superstore, M&S Simply Food and Sainsburys local.

There are schools for all ages in the general area (please see brighton-hove.gov.uk for allocation and catchment areas), bus services into the city centre and good road access to the A23/A27.

DIRECTIONS: From our office head south on the A23 to the mini roundabout and turn left into Carden Avenue.

Follow the road for some way to County Oak Avenue and turn right.

Follow the road and Denton Drive will be on the right.

worth bearing in mind...

Presented in excellent condition with numerous features.

Perfect family home

