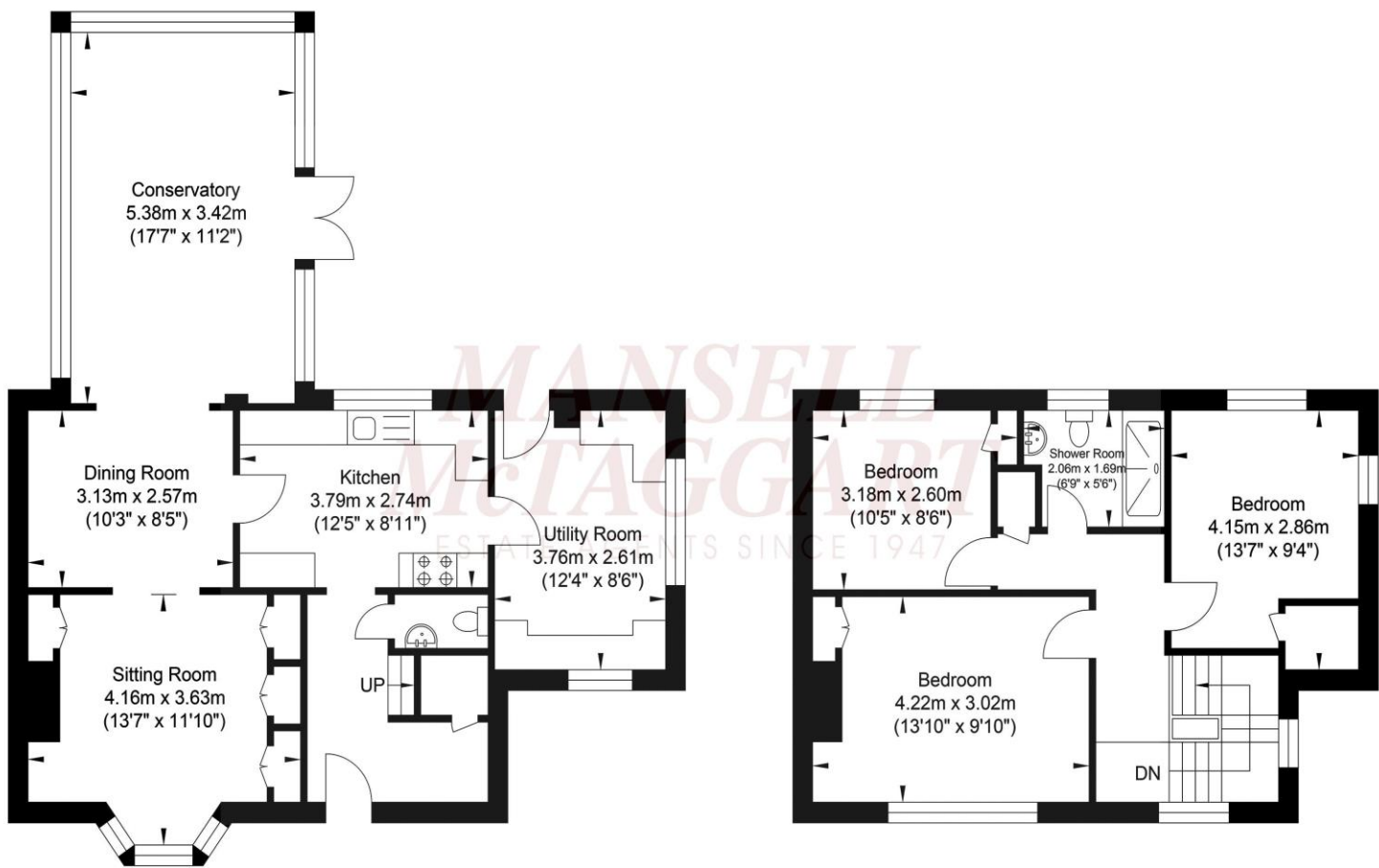


Denton Drive, Brighton



Ground Floor  
Approximate Floor Area  
749.49 sq ft  
(69.63 sq m)

First Floor  
Approximate Floor Area  
484.05 sq ft  
(44.97 sq m)

Approximate Gross Internal Area = 114.60 sq m / 1233.54 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
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A versatile and spacious three-bedroom family home  
 situated in the ever popular Denton Drive.

Offers Over £425,000  
 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...*

- Three Double Bedrooms
- Stunning Mutli-Purpose Conservatory
- Potential For Further Extension (STPP)
- Beautiful Mature Rear Garden
- Sought After Location
- Downstairs Cloakroom
- Close To Excellent Transport Links
- Good Local Schools And Shops
- Council Tax - C
- EPC - TBC



*Must be  
seen!*



## *in more detail...*

A fantastic opportunity to purchase an extended three-bedroom family home in the ever-popular Denton Drive, offered to market in good condition throughout with potential for further enlargement.

The ground floor comprises of: A good sized entrance hallway with space for shoes and coats, downstairs cloak room, spacious kitchen with ample wall and base units plus a separate large utility room with space for all white goods.

Leading seamlessly from the kitchen resides the dining area and cosy living room complete with attractive fireplace and bespoke lighting.

A real feature of the home is the stunning 17FT+ conservatory which features underfloor heating, adaptive glass and further radiator heating making it a versatile and useable space all year round!

Heading upstairs you have three comfortable double bedrooms and family shower room.

The loft space above has huge potential for development (STPP) as does the plot to the side of the property.

Heading outside, the rear garden is simply beautiful, abutting the main house is a large area of patio with steps meandering down through various mature wildflowers and shrubbery to a further two seating areas (both drenched in sunlight) and to the rear resides a large garden shed, and greenhouse complete with power and lighting.

To the front you have a further attractive front garden with potential for a driveway to be created subject to the relevant consents as well as ample on street parking.

A wonderful home – not to be missed!



## *the location...*

Located in this popular residential neighbourhood Denton Drive is close to everything you could possibly need!

There are a number of amenities including local shopping facilities, an Asda superstore, M&S Simply Food and Sainsburys local.

There are excellent schools for all ages in the general area (please see [brighton-hove.gov.uk](http://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...*

Close proximity to good schools, shops, eateries and transport links