



Valley Drive, Withdean, Brighton

A beautifully presented 4 bedroom detached family home with landscaped rear garden, garage & off road parking



About the house

Occupying a prime position within one of Withdean's most sought-after residential settings, this striking detached residence extends to approximately 2,247 sq ft, offering a refined blend of character detail and contemporary design, perfectly suited to modern family living.

The ground floor unfolds with excellent flow and generous proportions, introduced via an inviting entrance hall. To the front, a beautifully appointed reception room features a bay window and statement fireplace, complemented by a separate, more intimate sitting room ideal for relaxed evenings. To the rear, the house opens into a spectacular kitchen/dining space — a true focal point — enhanced by a vaulted glazed roof and exposed beams. Bathed in natural light, this impressive room incorporates a substantial central island, range cooker and ample dining area, all overlooking the garden and designed with entertaining and day-to-day living in mind.

Practical additions include a guest cloakroom and integral garage.

The first floor provides four well-balanced bedrooms, with the principal suite enjoying fitted wardrobes and an attractive bay window. The remaining bedrooms are



served by a sleek, modern family bathroom, offering flexibility for families or those seeking dedicated workspace.

Externally, the rear garden is particularly appealing — a mature, private setting with a well-kept lawn, established planting and a terrace for outdoor dining. A charming garden pavilion, currently arranged as a home bar, enhances the entertaining appeal, while a separate cabin to the rear lends itself perfectly to use as a home office, studio or additional leisure space. The leafy backdrop further enhances the sense of seclusion.

Additional benefits include off-street parking and an integral garage.

Location

Valley Drive is situated in the popular Withdean area of Brighton and runs between Dyke Road Avenue and Tongdean Lane. Local schools including Westdene Primary and Blatchington Mill are easily accessible making this an ideal purchase for a family.

Withdean sport complex is also found at the lower end of Tongdean Lane. The A23/A27 by-pass can be easily accessed via Dyke Road Avenue which is ideal for



commuters wishing to travel out of the city to surrounding areas. Westdene Green and the local nature reserve can be found within a short distance from the property, along with the popular Coney Wood.

Schools

Primary: Westdene Primary School - 0.3 miles, Patcham Infant School - 0.8 miles, St. Bernadette's Catholic Primary School - 0.9 miles, Patcham Junior School - 1.0 miles, Balfour Primary School - 1.2 miles, Stanford Infant School - 1.4 miles.

Secondary: Dorothy Stringer School - 1.0 miles, Patcham High School - 1.0 miles, Varndean College - 1.3 miles, Downs View Link College - 1.4 miles, Cardinal Newman Catholic School - 1.4 miles, BHASVIC College - 2.7 miles.

Train Stations

Preston Park Station - 0.9 miles

Hove Station - 1.5 miles

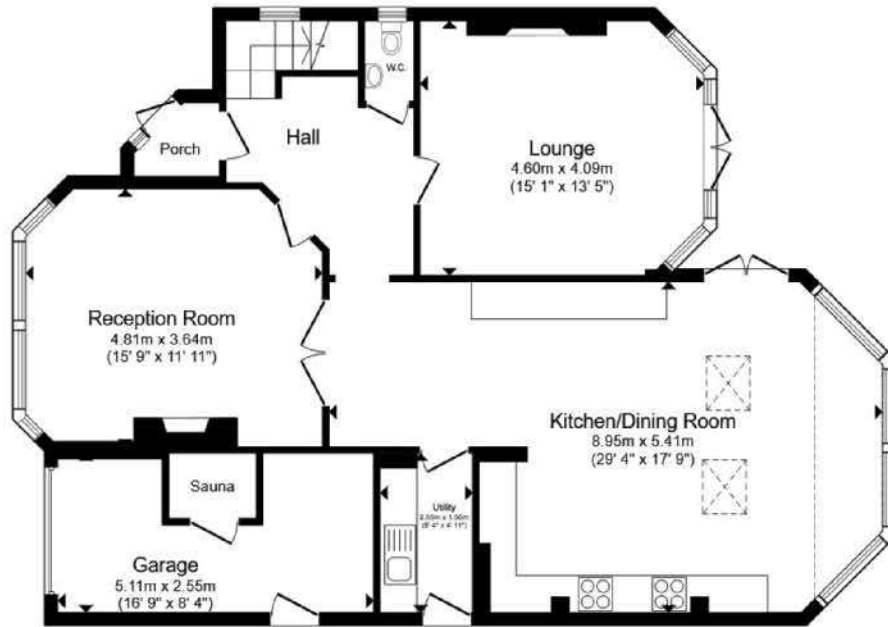
London Road Station - 2.4 miles

Brighton Mainline Station - 2.9 miles

Main Roads

A23/A27 Road Network - Less than a 10-minutes' drive away.





Ground Floor



First Floor

Total floor area 208.7 m² (2,247 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to Valley Drive, Withdean, Brighton

A striking 4-bed detached home in sought-after Withdean, offering 2,247 sq ft of stylish living. Featuring elegant receptions, a stunning vaulted kitchen/dining space, landscaped garden with bar & cabin, garage and parking—perfect for modern family life and entertaining.

£1,150,000

- SUBSTANTIAL DETACHED HOME OFFERING 2,247 SQ FT
- BEAUTIFUL BLEND OF PERIOD CHARM & MODERN DESIGN
- STUNNING VAULTED KITCHEN/DINING ROOM
- INTEGRAL GARAGE & OFF ROAD PARKING

EPC Rating: Exempt
Council Tax Band: F
Tenure: Freehold



To find out more information or to arrange a viewing call

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