



## 143 Denton Drive

Brighton, BN1 8DL

### Guide Price £400,000

\*\*\* Guide Price £400,000 - £425,000 \*\*\*

Denton Drive is to be found in the popular district of Hollingbury, Brighton, where bus services run from neighbouring Carden Avenue and Carden Hill providing access into the vibrant City, seafront, and promenade. Local schools catering for all age groups are well represented within the local area whilst local shopping facilities can be found in the nearby Patcham Village, Carden Avenue as well as the Asda superstore and Marks & Spencer Food Hall.

Steps to descend to the front door which opens into the entrance hall with stairs that rise to the first floor where the three bedrooms and family bathroom are to be found.

On the ground floor at the front is a lounge, whilst sitting directly behind is a dining room that overlooks the lawned rear garden and has a cupboard houses the boiler which provides both the hot water and central heating. A fitted kitchen has a wealth of storage, and an integrated oven and hob, whilst the sink sits beneath a window that overlooks the rear garden. A glazed door leads through to a side utility room that has both windows and doors to the front and rear and provides space and plumbing for washing machine alongside fitted storage.

Outside to the rear is a paved patio leading onto the main garden which is laid to Lawn with a central path leading through to a greenhouse and shed.

- Three Bedroom Semi-Detached Family Home
- Fitted Kitchen
- Two Reception Rooms
- Bathroom / W.C.
- Gas Central Heating & Double Glazing
- No Onward Chain
- Sole Agents
- Council Tax Band C
- EPC Rating C

### Viewing

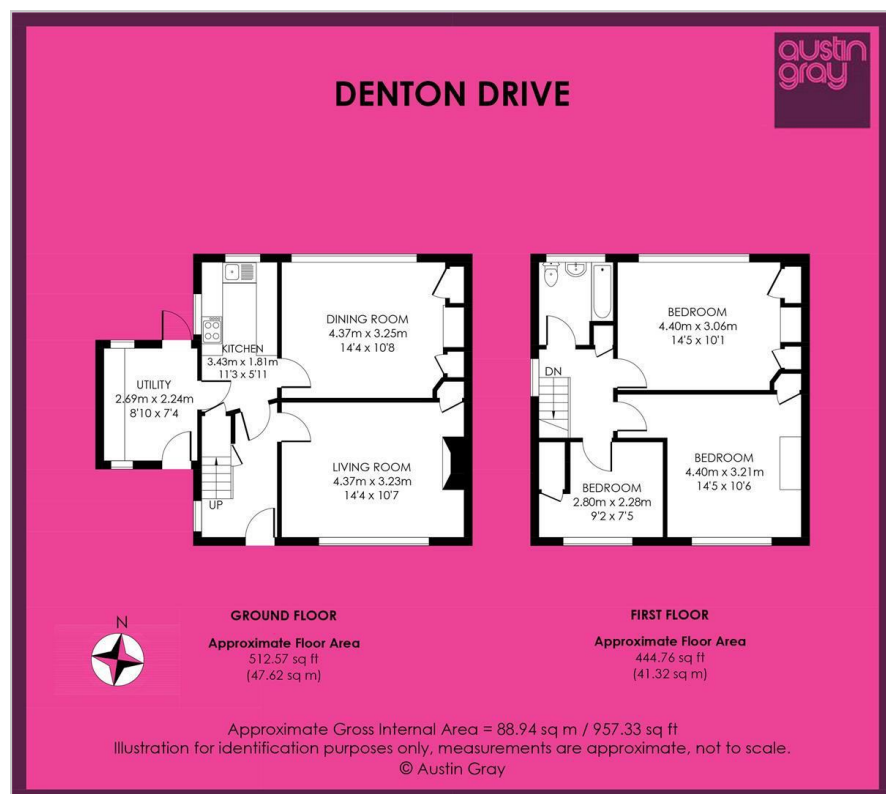
Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.

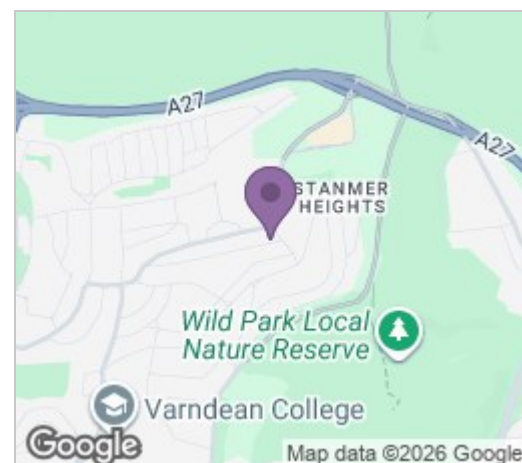




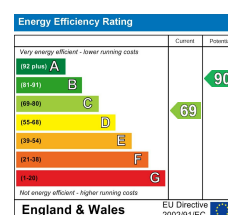
## Floor Plan



## Area Map



### Energy Efficiency Graph



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