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11 Whitethorn Drive

Brighton, BN1 5LH

Offers Over £700,000

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11 Whitethorn Drive

Whitethorn Drive sits just off the upper end of Valley Drive and Dyke Road Avenue, in a lovely residential area that feels calm while still being well connected.

Regular local buses make it easy to reach Brighton's vibrant city centre, seafront and promenade, and both Preston Park and Brighton mainline stations are within comfortable reach, ideal for commuters heading to London or The City. Families are well catered for too, with an excellent choice of schools for all age groups throughout the area.













- Detached Home in Sought After Location
- Entrance Vestibule & Hall
- Spacious Lounge / Dining Room
- Fitted Kitchen / Breakfast Room
- Conservatory & Office
- Two Double Bedrooms & Two Bathrooms
- Cloakroom
- Established Front & Rear Gardens
- Garage & Off Road Parking
- Potential to Extend / Remodel (SNPP)



The entrance hall leads to a handy cloakroom, while at the front of the house you'll find a bright kitchen/breakfast room, complete with integrated appliances and a characterful stable door that opens to the side of the property. Running across the rear is a spacious open-plan lounge and dining area perfect for everyday living opening into a large, double glazed conservatory where you can enjoy the garden all year round. Just off the dining area is a cosy office or study, ideal for those working from home or needing a quiet retreat.

Upstairs, the property offers two bedrooms, with one thoughtfully converted to include en-suite facilities, originally forming part of a third bedroom. A family bathroom/WC completes the first-floor accommodation.

Outside, the home is set behind a generous front garden with a wide lawn and a private driveway providing off-road parking and access to a single garage. The rear garden is a real highlight south-west facing, beautifully established, and filled with mature trees and shrubs, creating a peaceful and picturesque outdoor space to enjoy throughout the seasons.



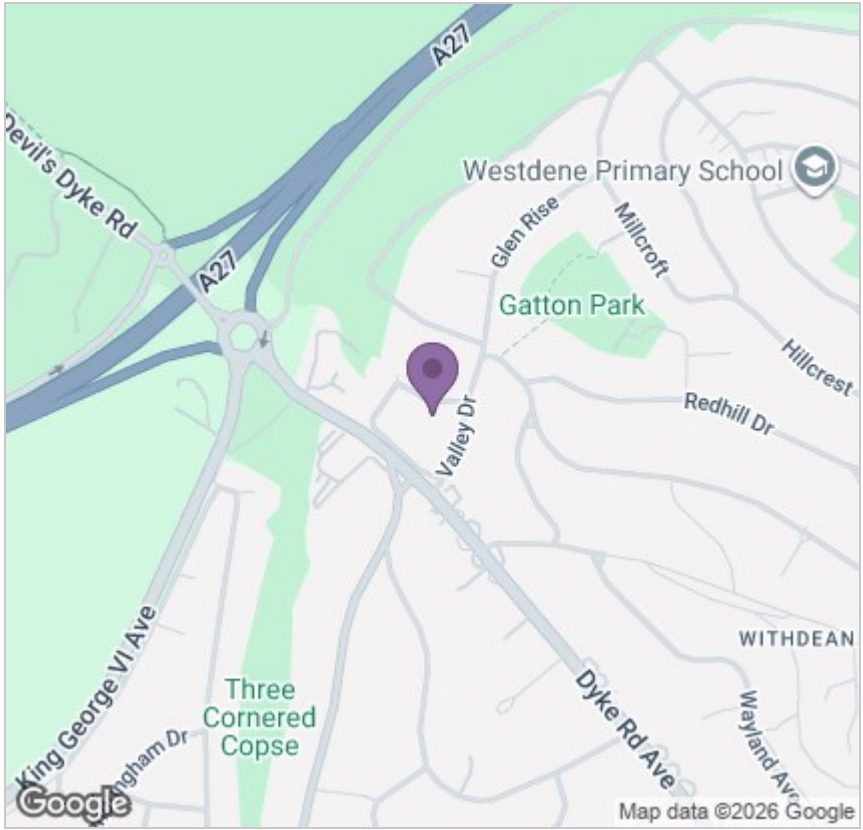




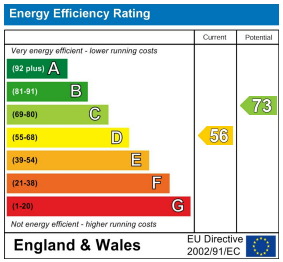
Floor Plan



Area Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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