



Jevington Drive

Brighton

Guide Price £475,000 - £500,000



Located in a popular residential area just north of Coombe Road, this property is a spacious **THREE BEDROOMED SEMI-DETACHED HOUSE**, well-presented throughout and benefitting from a **SIZEABLE TIERED GARDEN**, stunning **FAR-REACHING VIEWS**, a **DRIVEWAY** and a **GARAGE**.

Arranged over two floors, this attractive home has a practical and well proportioned layout. The ground floor features a **bright and spacious reception room** that opens through to an adjoining dining room, creating an ideal space for both everyday living and entertaining. There is also a **separate, well equipped kitchen** and a **useful ground floor W/C**.

Upstairs, the property offers **three comfortable double bedrooms**, a **family bathroom**, and **built in storage**, making the home well suited to families or those looking for additional space to work from home.

To the rear, the **good-sized tiered garden** has been thoughtfully landscaped with a mix of terraces and lawned areas, providing plenty of space for relaxing, gardening or outdoor dining. From many vantage points the property enjoys **tremendous far reaching views** across rolling green hills and surrounding rooftops, creating a wonderful sense of openness. A **private driveway and garage** add further practicality and convenience.





### In the Local Area

Jevington Drive is a quiet location, located in the popular residential area just north of Coombe Road. The area is convenient for all the shops and amenities on Lewes Road and has excellent bus links to the city centre. By car, you can reach the A27 in minutes. The area is also close to green open spaces and countryside walks, making it ideal for those who enjoy outdoor living.

The property is well-positioned for access into Brighton city centre. Regular bus services run along nearby Lewes Road, providing straightforward connections to the city centre, Brighton Station and the seafront. The A27 is also easily accessible, offering convenient routes towards Lewes and further afield.

The area is well served by a number of well regarded schools for different age groups. Bevendean Primary School and nearby primary options are within easy reach, while secondary schools and further education facilities, including Brighton University campuses, are all accessible.

### Further Information

The property is situated in Parking Zone U. Currently the property is in Council Tax band D which was charged at £2,579.44 for 2026/27.

EPC rating - C

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.











Ground Floor

First Floor

Total Area: 123.6 m<sup>2</sup> ... 1331 ft<sup>2</sup>

Total Floor Area: 110.1 m<sup>2</sup>... 1186 ft<sup>2</sup> (Excluding Garage)

All measurements are approximate and for display purposes only.



## Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.