

Spencer
& Leigh



10 Old London Road, Brighton, BN1 8XL



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Guide Price £750,000 - £800,000 Freehold

- Detached family home
- Three spacious double bedrooms
- Living room & separate dining room
- Kitchen/breakfast room overlooking the rear garden
- Ground floor double bedroom & shower room
- Modern shower room & family bathroom
- No onward chain
- Patcham village location
- Beautiful level rear garden
- Private driveway for several vehicles

GUIDE PRICE £750,000 - £800,000

Located in the sought after Old London Road in Patcham Old Village is this beautiful detached family home which is offered for sale with no onward chain. The ground floor accommodation comprises of a spacious living room with a wood burning stove, separate dining room, modern fitted kitchen/breakfast room, a good size bedroom and a stylish shower room with a walk-in shower. Stairs rise to the first floor where you will find two further double bedrooms and a large family bathroom. Outside the delightful rear garden is secluded and perfect for entertaining with a beautiful Veranda hanging over the patio and a large lawn surrounded by mature shrubs. To the front of the property is a block paved private driveway providing off street parking for several vehicles. Other points worthy of a mention is the beautiful "Parquet" flooring, which runs through the hallway into the living room, dining room and ground floor bedroom. The plot has level access and gardens whilst being conveniently placed for local shopping, coffee shops, bakery, post office and bus stops giving easy access in and out of Brighton. Internal viewing is highly recommended to fully appreciate this quality home which is exclusive to Spencer & Leigh.

Council Tax Band E: £2,722.99 2023/2024



The Old London Road is a much sought after location situated in Patcham Old Village. There are what are considered to be good local schools within walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away in the village along with the nearby M & S Food, Pets at Home and Asda Superstore.



Entrance
 Entrance Hallway
 Lounge
 16'10 x 11'1
 Dining Room
 9'6 x 8'5
 Kitchen/Diner
 19'3 x 8'5
 Bedroom
 13'1 x 11'5
 G/F Shower/WC
 Stairs rising to First Floor

Bedroom
 11'2 x 10'7

Bedroom
 11'2 x 8'

Family Bathroom

Eaves Storage

OUTSIDE

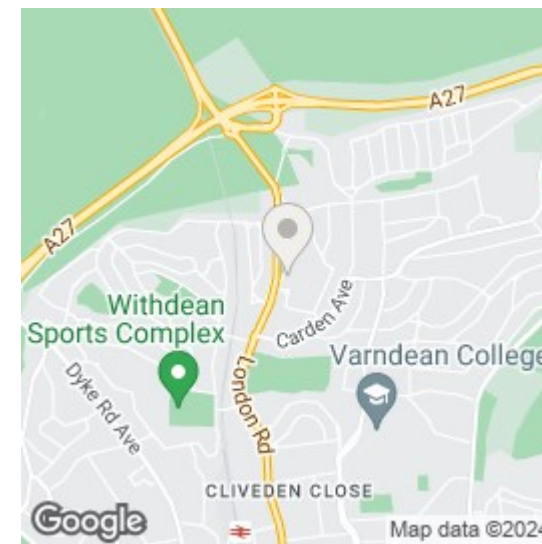
Rear Garden

Garden Room
 10'7 x 7'4

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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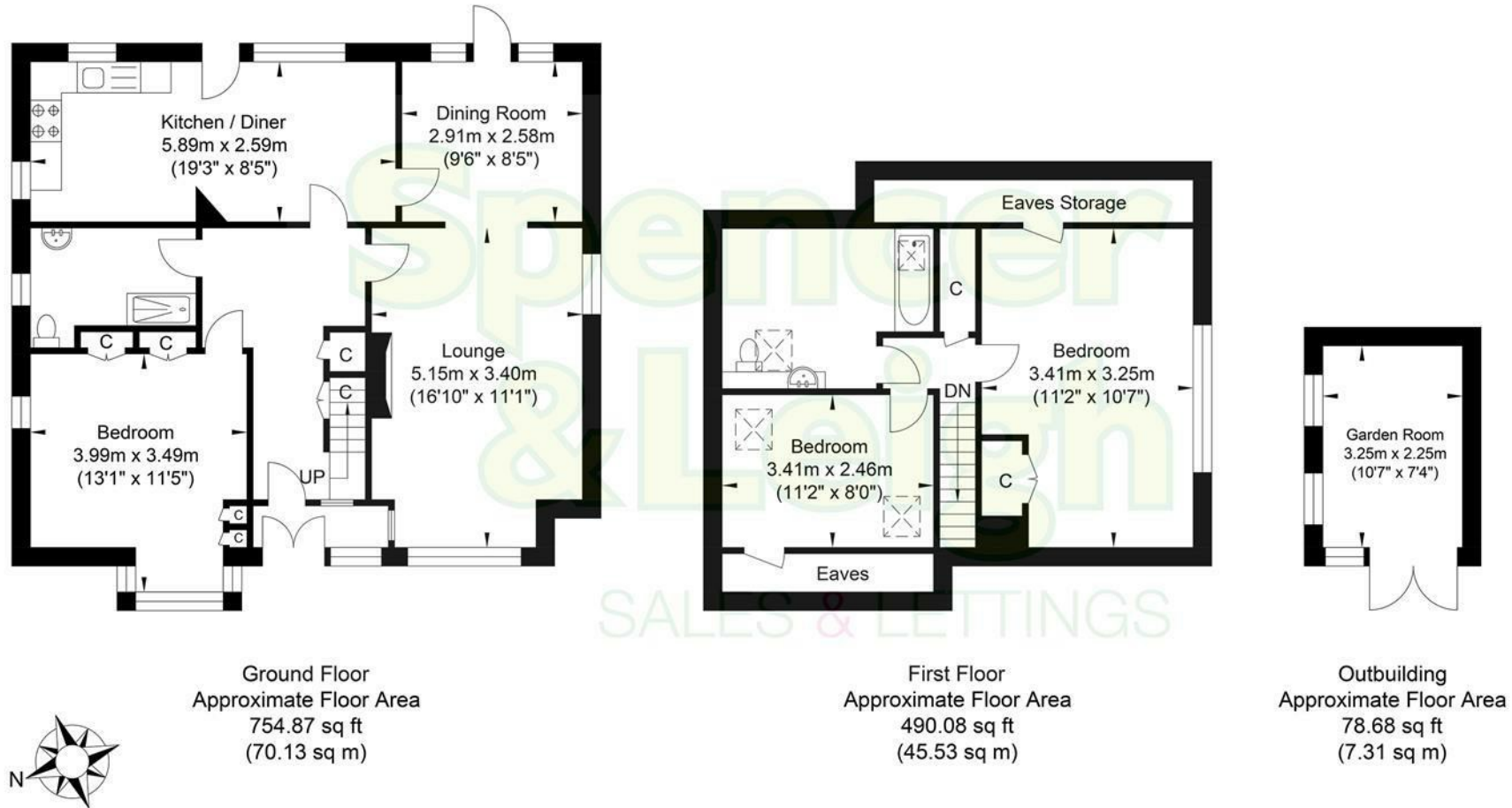
Council:- BHCC
 Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Old London Road



Approximate Gross Internal Area = 122.97 sq m / 1323.63 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.