

**Spencer
& Leigh**



84 Ladies Mile Road, Brighton, BN1 8TD

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Guide Price £1,000,000 - £1,100,000
Freehold

- Substantial detached family home
- Four generous sized bedrooms
- Spacious living room with separate snug area
- Modern kitchen/breakfast room
- Separate dining room with feature fireplace & French doors
- Ground floor cloakroom
- Office & utility room
- Family bathroom & en-suite shower room
- Two private driveways & double garage
- Huge beautiful South facing garden

GUIDE PRICE £1,000,000 - £1,100,000

This immaculate spacious family home boasts over 2900 sq ft of space and is situated on a large plot with a huge beautiful South facing garden. Upon entering the property you are greeted by a spacious hallway which leads you into the bright and airy dual aspect kitchen/breakfast room with modern fitted units, range cooker, space for an American style fridge freezer and patio doors leading out to the garden. Also on the ground floor you will find a large living room with a separate snug, dining room with a feature fireplace, office, utility room and downstairs cloakroom. Rising up the turning staircase there are four bedrooms all located on the first floor with a family bathroom, cloakroom/wc and a generous en-suite shower room to the main bedroom. Outside the rear garden is secluded with mature shrubs and perfect for entertaining with a large patio, two lawned areas, a pond and two sheds. To the front of the property there are two private driveways providing off street parking for several vehicles, a double garage and a summer house. The property has been tastefully extended and offers the potential to extend further subject to the necessary consents. Internal inspection is considered absolutely essential to appreciate this wonderful home. Exclusive to Spencer & Leigh.

Council Tax Band G: £3,713.18 2023/2024



Ladies Mile Road is a much sought after location situated off Patcham Old Village. There are what are considered to be good local schools within easy walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away.



Entrance
 Entrance Hallway
 Living Room
 17'4 x 16'8
 Dining Room
 17'4 x 13'5
 Kitchen/Diner
 18'8 x 16'4
 Snug
 13'1 x 12'1
 Office
 16'4 x 7'10
 Utility Room
 6'10 x 5'6
 G/f Cloakroom/WC
 Stairs rising to First Floor
 Bedroom
 18'8 x 16'4
 En-suite Shower Room/WC
 Bedroom
 17'4 x 14'5
 Bedroom
 13'9 x 11'5
 Bedroom
 13'1 x 13'1
 Family Bath/Shower Room
 Separate WC
 OUTSIDE
 Rear Garden
 Garage
 19' x 18'8
 Summer House
 16'4 x 13'1

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:- G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	70	
(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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Ladies Mile



Ground Floor
Approximate Floor Area
1244.41 sq ft
(115.61 sq m)

First Floor
Approximate Floor Area
1119.98 sq ft
(104.05 sq m)

Garage
Approximate Floor Area
355.85 sq ft
(33.06 sq m)

Outbuilding
Approximate Floor Area
215.27 sq ft
(20.0 sq m)

Approximate Gross Internal Area = 272.72 sq m / 2935.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.