

**Spencer  
& Leigh**



**84 Ladies Mile Road, Brighton, BN1 8TD**

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Brighton, BN1 8TD

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.

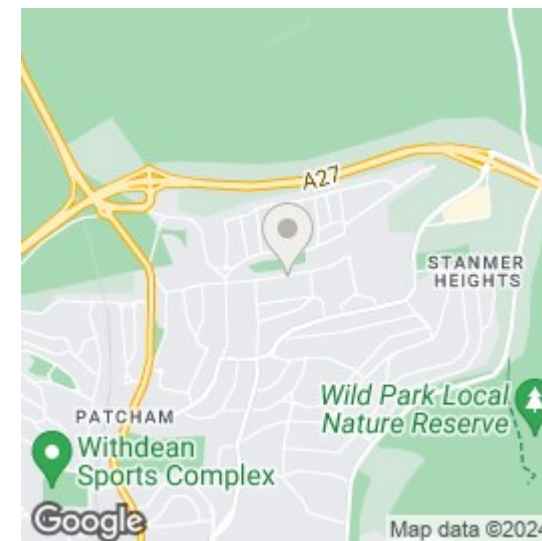


Entrance  
 Entrance Hallway  
 Living Room  
 17'4 x 16'8  
 Dining Room  
 17'4 x 13'5  
 Kitchen/Diner  
 18'8 x 16'4  
 Snug  
 13'1 x 12'1  
 Office  
 16'4 x 7'10  
 Utility Room  
 6'10 x 5'6  
 G/f Cloakroom/WC  
 Stairs rising to First Floor  
 Bedroom  
 18'8 x 16'4  
 En-suite Shower Room/WC  
 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.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



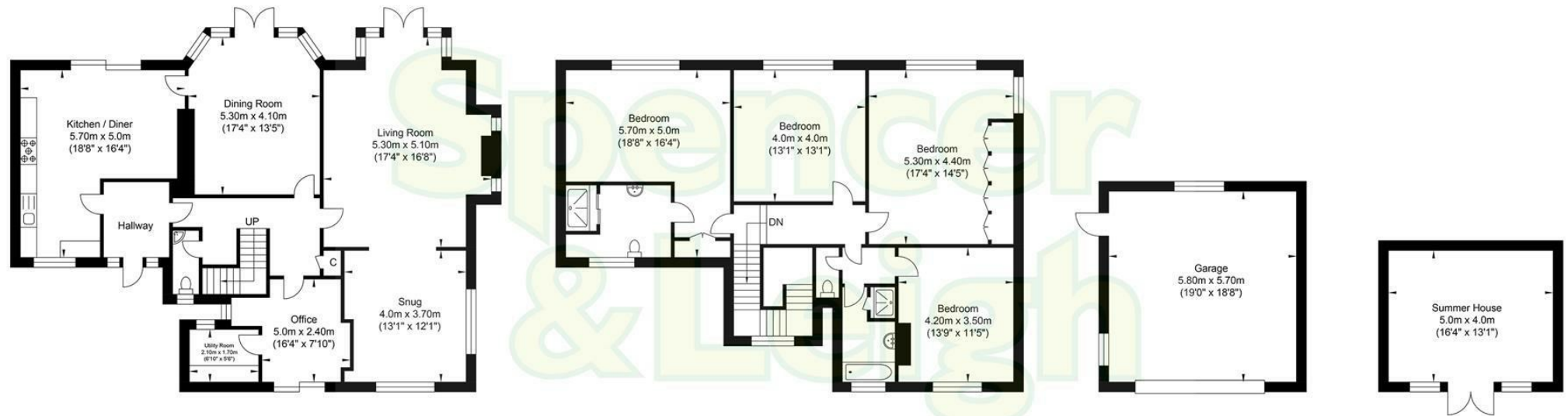
Council:- BHCC  
 Council Tax Band:- G

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.