

37 Overhill Gardens, Patcham, Brighton, BN1 8ND

Spencer
& Leigh



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Brighton, BN1 8ND

Guide Price £425,000 - £450,000 Freehold

- Mid terrace family home
- Three first floor bedrooms
- Spacious dual aspect through lounge/dining room
- Fitted kitchen with some appliances
- Bathroom & separate cloakroom
- Private driveway & integral garage
- Double glazing
- Gas central heating
- No ongoing chain
- Scope to modernise & improve

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Located in a quiet close is this modern family home with a West facing rear garden. The property is offered for sale with the advantage on no ongoing chain and benefits from private driveway parking and an integral garage. Neighbouring homes have converted the garage space to create a habitable room, accessible from the kitchen, subject to any consent. Internally the property has been looked after but would now benefit from some modernisation and improvement. There is a spacious through lounge dining room with patio doors to one end which overlook the rear garden and patio. The kitchen is fitted with basic but functional units and worktops. On the first floor there are three good size bedrooms with some built in wardrobe cupboards. There is a bathroom and separate cloakroom with a fitted functional suite. Outside the rear garden has a pleasant Westerly aspect making the most of the afternoon and evening sun. Other points worthy of a mention include double glazing and gas fired central heating. Viewing is highly recommended to fully appreciate this lovely home which is exclusive to Spencer & Leigh.



Overhill Gardens is ideally situated for what are considered to be good local schools within walking distance. There is a regular bus service to the city and network links to London. Local shopping facilities are a short walk away along with the nearby M & S Food, Pets at Home, Matalan and Asda Superstore.



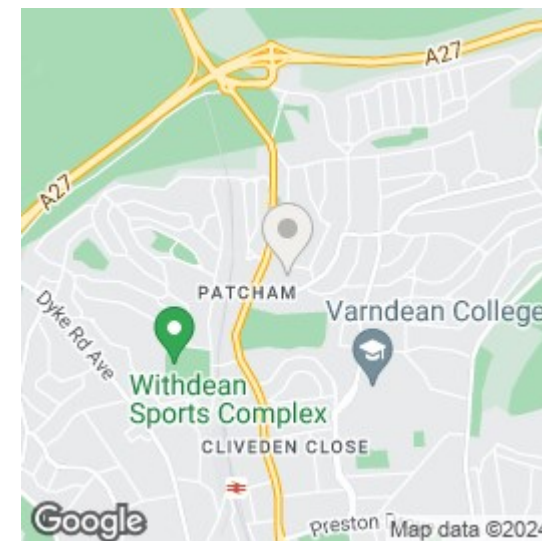
Entrance
 Entrance Hallway
 Lounge/Diner
 23'6 x 13'5
 Kitchen
 12'1 x 8'2
 Stairs rising to First Floor
 Bedroom
 13'3 x 10'
 Bedroom
 13'5 x 6'1
 Bedroom
 10'2 x 8'4
 Family Bathroom
 Cloakroom/WC
 OUTSIDE
 Rear Garden
 Garage
 16'5 x 8'3

Property Information
 Council Tax Band D: £2,338.06 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage, Driveway and un-restricted on street parking
 Broadband: Standard 15Mbps, Superfast 80 Mbps, Ultrafast 1000Mbps available (OFCOM checker)
 Mobile: Good coverage (OFCOM checker)

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:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	67	
(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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Overhill Gardens



Ground Floor
Approximate Floor Area
571.99 sq ft
(53.14 sq m)

First Floor
Approximate Floor Area
434.21 sq ft
(40.34 sq m)

Approximate Gross Internal Area = 93.48 sq m / 1006.21 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.