



26 Overhill Drive, Patcham, Brighton, BN1 8WH

Spencer
& Leigh

26 Overhill Drive, Patcham, Brighton, BN1 8WH

Guide Price £650,000 - £700,000 Freehold

- Attractive 1930s semi detached home
- Positioned on a popular road within Patcham
- Three bedrooms
- Stunning kitchen with integrated appliances and separate utility room
- Two reception rooms with a balcony from the dining room
- Planning permission granted for further extension (BH2022/03906)
- Large rear garden
- Private driveway & garage
- Immaculately presented throughout
- Exclusive to Spencer & Leigh

GUIDE PRICE £650,000 - £700,000

Located in the desirable Patcham area, just a short distance from the stunning South Downs, this 1930s semi-detached house has been beautifully improved to offer three bedrooms, a large rear garden with a balcony, a private driveway, newly installed grey powder-coated windows and a garage. The property also has planning permission for further extension.

This substantial family home is arranged over two floors and has been presented to a high standard. On the ground floor, there is a generous lounge with wood flooring, a feature fireplace, and a square-fronted bay window. The adjacent dining room is equally spacious and has direct access to the balcony. The sleek kitchen features a sophisticated handleless design and a wealth of base and wall-mounted units, along with integrated appliances. The utility room is conveniently located next to the kitchen to hide those noisier appliances.

Upstairs, there are three bedrooms, two of which are excellent size double rooms with bespoke wardrobes, with the third bedroom being a good size single room. The contemporary bathroom suite completes the first floor.

The kitchen leads to a substantial rear garden with two terraces, perfect for al fresco dining, and a generous stretch of lawn connecting the two spaces. The property also boasts a large private driveway and a double-length garage. Planning permission has been granted for further extension above the garage and rear of the property.

NB New floor coverings are due to be laid.



Overhill Drive is a much sought after location situated close to 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 along with the nearby M & S Food and Asda Superstore.



Entrance
 Entrance Hallway
 Living Room
 13'1 x 12'1
 Dining Room
 11'9 x 11'5
 Kitchen
 14'5 x 8'2
 Utility Room
 6'6 x 4'11

Stairs rising to First Floor

Bedroom
 12'9 x 11'9

Bedroom
 12'1 x 11'9

Bedroom
 7'2 x 6'6

Family Bathroom

OUTSIDE

Rear Garden

Garage
 17' x 7'2

Property Information

Council Tax Band E: £2,857.63 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Off road parking and un-restricted on street parking

Broadband: Standard 15 Mbps, Superfast 70 Mbps. Ultrafast 1000 Mbps 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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
 Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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	

Spencer & Leigh

Overhill Drive



Ground Floor
Approximate Floor Area
696.31 sq ft
(64.69 sq m)

First Floor
Approximate Floor Area
469.30 sq ft
(43.60 sq m)

Approximate Gross Internal Area = 108.29 sq m / 1165.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.