

Spencer  
& Leigh



4 Overhill Way, Patcham, Brighton, East Sussex BN1 8WP

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Price £675,000 - Freehold

- Imposing Detached & Extended Family Home
- Moments from Patcham Old Village
- Location Considered to be Excellent
- Four First Floor Bedrooms
- Two Bathrooms & Separate Downstairs Toilet
- Air Conditioned Home Office/Treatment Room
- Handy Separate Utility Room
- Low Maintenance Rear Garden
- Current Vendors have plans drawn for potential further Extension
- Vendors Suited

Located moments from Patcham Village, Oozing Kerb Appeal and having been Extended & Modernised, is this Four Bedroom Family Home. The versatile living space is ideal for a growing family or those in need of extra space and if you're working from home there is also a Home office making sure that you are well catered for!

Close to Patcham Village, this home has everything on the doorstep being close to local amenities and a buzzing community life. The property itself boasts Four First-floor bedrooms, Two Bathrooms and an additional downstairs toilet, ensuring practicality and comfort for all the family. The bright wrap-around Kitchen Diner benefitted from the previous extension, to allow space for the Breakfast bar and additional office space, whilst the current Vendors have plans drawn to further extend should one feel the need. A handy utility room is found just off the Kitchen as well as a Cozy Lounge with an Inset Fireplace and "Plantation Shutters".

Other features worthy of mention are the air-conditioned treatment room in the low-maintenance rear garden. So whether you're looking to create a home office, a wellness retreat, or a much desired Man-Cave, this versatile room offers endless possibilities! Furthermore, with Private Off-Street parking set within the immaculately kept Front Gardens, this home is truly one not to be missed!

Call now to book your viewing with Spencer & Leigh!



Overhill Way is a much sought-after location, extremely close to Patcham Old Village. Located within walking distance of what are considered good local schools, along with a regular bus service to and from the city and network links to London. Local shopping facilities in the Village are a very short walk away such as Dentist, Florist, Hairdresser's a delightful Tea Rooms and Bakers, along with the nearby M & S Food and Asda Superstore a short drive away on Carden Avenue.



Entrance  
 Entrance Hallway  
 Living Room  
 12'9 x 12'1  
 Kitchen/Diner  
 21'3 x 19'  
 Utility Room  
 8'10 x 8'2  
 G/f Cloakroom/WC  
 Stairs rising to First Floor

Bedroom  
 12'9 x 12'1  
 Bedroom  
 10'9 x 8'6  
 Bedroom  
 9'6 x 7'6  
 Bedroom  
 8'6 x 7'6

Family Bathroom  
 Family Shower Room

OUTSIDE

Rear Garden  
 Garden Room  
 10'9 x 9'2

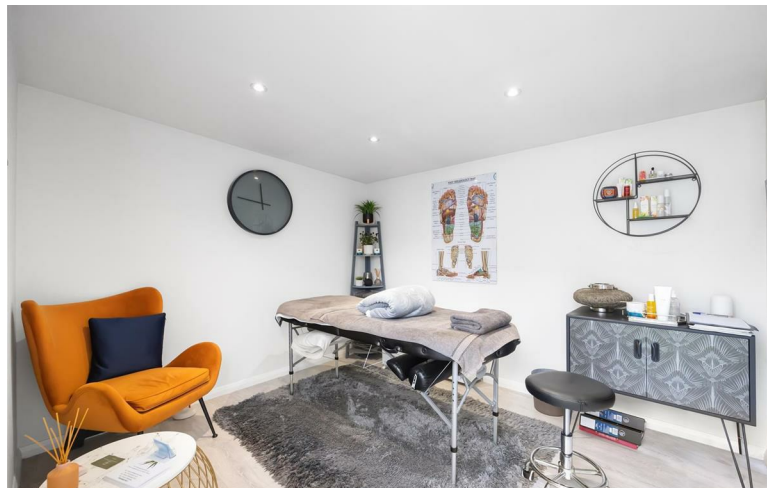
Property Information

Council Tax Band E: £2,857.63 2024/2025  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Driveway and un-restricted on street parking  
 Broadband: Standard 8Mbps, Superfast 71Mbps & Ultrafast 1000Mbps available (OFCOM checker)  
 Mobile: Fair/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:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	65	
(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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# Overhill Way



Ground Floor  
Approximate Floor Area  
639.48 sq ft  
(59.41 sq m)

First Floor  
Approximate Floor Area  
639.48 sq ft  
(59.41 sq m)

Outbuilding  
Approximate Floor Area  
99.45 sq ft  
(9.24 sq m)

Approximate Gross Internal Area = 128.06 sq m / 1378.42 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.