

1 Overhill Way, Patcham, Brighton, BN1 8WP

Spencer  
& Leigh



1 Overhill Way, Patcham,  
Brighton, BN1 8WP

Guide Price £625,000 - £675,000 Freehold

- Attractive semi detached family home
- Three good size bedrooms
- Bay fronted lounge with a feature fireplace
- Separate reception room
- Modern fitted kitchen and bathroom
- Established West facing rear garden
- Private driveway and garage
- Well presented interior
- No on-going chain
- Popular location near Old Village

GUIDE PRICE £625,000 - £675,000

Oozing curb appeal, this attractive semi detached family home not only retains many original features, but has the added benefit of an extremely well presented interior and no on-going chain. Upon entering, the bright and airy entrance hall flows into a pleasant bay fronted lounge with a feature fireplace and in turn, a second reception room which offers a degree of versatility to the property and has direct access to the rear garden via French doors. The well thought out kitchen has plenty of storage space and integrated appliances. All three bedrooms are located on the first floor together with the family bathroom which comprises a modern white suite. The well established lawn rear garden has a Westerly aspect resulting in a pleasant space to enjoy those sunny afternoons. There is a garage accessed via a private driveway which has a vaulted roof providing additional storage and off road parking. If additional living space is needed, the spacious loft is crying out to be converted (subject to consent), possibly adding an additional bedroom and bathroom. The property benefits from gas fired central heating and double glazed windows. Popular schools and Patcham Old Village with it's many amenities are within walking distance. Viewing of this beautiful family home is highly recommended. COUNCIL TAX BAND - E.



Overhill Way 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  
 Sitting Room  
 12'9 x 11'9  
 Kitchen/Dining Room  
 20'4 x 11'9  
 G/f Cloakroom  
 Stairs rising to First Floor

Bedroom  
 12'5 x 11'9

Bedroom  
 12'5 x 11'9

Bedroom  
 8'6 x 7'6

Family Bathroom

OUTSIDE

Rear Garden

Garage  
 19'8 x 9'2

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Driveway and un-restricted on street parking

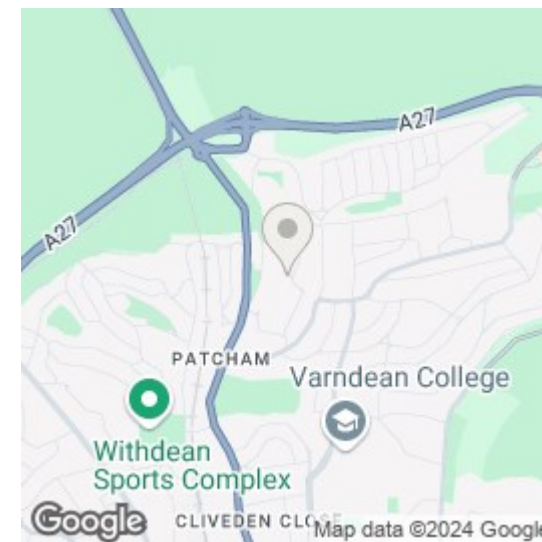
Broadband: Standard 8 Mbps, Superfast 74 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)

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



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>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>48</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  
489.32 sq ft  
(45.46 sq m)

First Floor  
Approximate Floor Area  
497.72 sq ft  
(46.24 sq m)

Garage  
Approximate Floor Area  
180.83 sq ft  
(16.80 sq m)

Approximate Gross Internal Area = 108.50 sq m / 1167.88 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.