



80 Overhill Drive, Brighton, BN1 8WJ

Spencer
& Leigh

80 Overhill Drive,
Brighton, BN1 8WJ

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

- Potential Building Plot & House For Refurbishment
- Ask us about similar neighbouring schemes
- Quiet close in Patcham Village
- No ongoing chain
- Larger than average plot
- Premium residential location
- Close sought after local schools
- Walking distance to village shops
- Exclusive to Spencer & Leigh
- Viewing considered essential

GUIDE PRICE £650,000 - £700,000

Potential Building Plot & 1930's House For Refurbishment. Located in a quiet close in Patcham Village is this exciting opportunity to develop and improve this larger than average residential site. Two local projects have been completed in recent years with one site having obtained planning consent for a five bedroom detached house directly opposite and the other having built and attached a new three storey semi detached house. The property is offered for sale with no ongoing chain and is exclusive to Spencer & Leigh. Please call to book your viewing appointment. We can provide resale values for the existing house with full refurbishment and also for the new build depending on your preferred specification, subject to formal planning consent being granted.



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
13'9 x 12'8

Dining Room
11'8 x 10'6

Kitchen
9'5 x 8'6

Stairs rising to First Floor

Bedroom
14'2 x 10'11

Bedroom
12'1 x 11'6

Bedroom
7'1 x 6'9

Family Bathroom

OUTSIDE

Garage
15'1 x 9'4

Rear Garden

Property Information
Council Tax Band E: £2,857.63 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, private driveway and un-restricted on street parking
Broadband: Standard 9Mbps, Superfast 80 Mbps, 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.

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		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(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
619.14 sq ft
(57.52 sq m)

First Floor
Approximate Floor Area
462.09 sq ft
(42.93 sq m)

Approximate Gross Internal Area (Including Garage) = 100.45 sq m / 1081.23 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.