

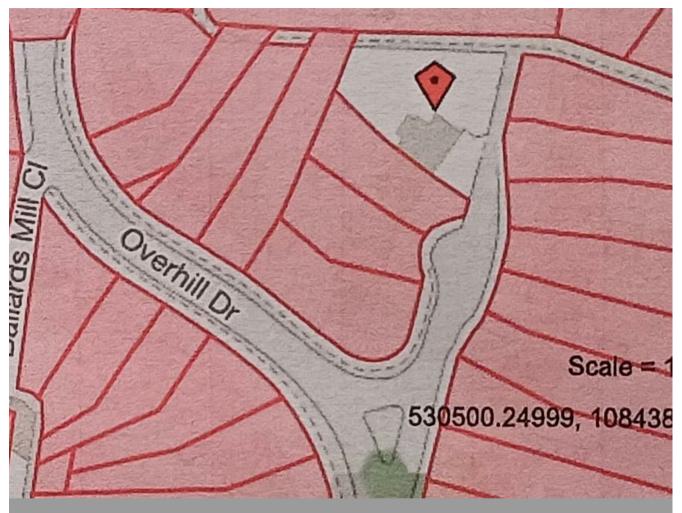
80 Overhill Drive, Brighton, BN1 8W.

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

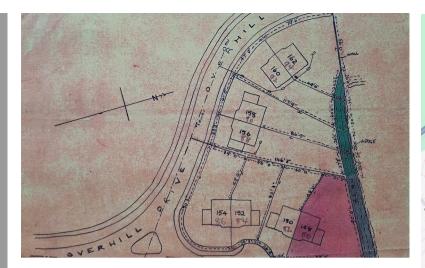
1000Mbps available (OFCOM checker)

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

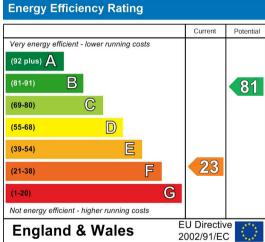








Council:- BHCC Council Tax Band:- E





Overhill Drive Kitchen 2.89m x 2.61m Dining Room Bedroom (9'5" x 8'6") 3.57m x 3.21m 3.68m x 3.52m (11'8" x 10'6") (12'1" x 11'6") Garage 4.60m x 2.87m (15'1" x 9'4") Living Room Bedroom 4.21m x 3.87m 4.32m x 3.34m (13'9" x 12'8") (14'2" x 10'11") Bedroom 2.18m x 2.08m (7'1" x 6'9")



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.