

Spencer
& Leigh



24 Overhill Drive, Brighton, BN1 8WH

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Guide Price £625,000 - £650,000 Freehold

- Substantial 1930s Family Home
- Attractive Bay-Fronted Property
- Close to Patcham Village
- Three Good Sized Bedrooms
- Potential to Convert the Loft STNC
- Long Laid to Lawn Garden
- Gym/Home Office in the Garden
- Garage & Additional Private Parking
- Downstairs W/C
- Exclusive to Spencer & Leigh

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This newly renovated, semi-detached family home is located just moments from Patcham Village. Early viewing is highly recommended!

As you step inside, you are greeted by a light-filled hallway leading to all rooms on the ground floor. The lounge is bright and airy, featuring a pretty bay front, high ceilings, and a central feature fireplace. The dining area at the rear offers an elevated view of the garden, and the modernized kitchen provides a contemporary feel. There is also a convenient downstairs W/C.

Upstairs, there are two spacious double bedrooms, both benefiting from large windows. The main bedroom has built-in storage stretching from wall to wall, while the second bedroom offers views over Patcham to the rear. There is also a single bedroom and a family bathroom which features underfloor heating.

Outside, the property boasts a large garden, mostly laid-to-lawn, perfect for children to play and secure for family pets. There is also a garden room with power and internet-connected via high-speed Ethernet, currently used as a home office/gym.

Additional features include a separately accessed garage and a private double driveway. Although the property is already a great size, there is potential to convert the loft space and basement (STNC). The current owners have replaced the boiler, installed feature cast iron radiators throughout, had the property fully re-wired and laid hardwood flooring in most rooms.

In our opinion, early viewing is essential to appreciate all that this family home has to offer, both now and in the future!



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
Sitting Room
14'8 x 13'8
Dining Room
12'2 x 11'11
Kitchen
8'9 x 7'8
Conservatory
24'11 x 4'5
G/f Cloakroom
Stairs rising to First Floor
Bedroom
14'7 x 12'
Bedroom
13'5 x 12'
Bedroom
7'6 x 6'11
Family Bathroom
OUTSIDE
Rear Garden
Basement Area
25'9" x 19'5"
Outbuilding
12'4 x 8'9
Garage
13'5 x 7'
Property Information
Council Tax Band D: £2,338.06 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Private driveway and un-restricted on street parking
Broadband: Standard 15 Mbps, Superfast 72 Mbps, Ultrafast 1800 Mbps 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:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	83
(81-91) B		
(69-80) C		
(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 

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Overhill Drive



Approximate Gross Internal Area (Including Garage & Excluding Outbuilding) = 158.73 sq m / 1708.55 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.