

# Spencer & Leigh



38 Overhill Drive, Patcham, Brighton, BN1 8WH



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Guide Price £725,000 - £750,000 Freehold

- Detached residence set in the picturesque village of Patcham
- Four good size bedrooms
- 23' Sitting room with a vaulted ceiling and direct access to the balcony
- Well presented throughout
- Galley style kitchen leading to a separate utility room
- Set over three storeys with further potential to extend into roof void, STNC
- Popular Village Location
- Delightful rear garden
- Private driveway at the front
- Internal inspection considered essential

GUIDE PRICE £725,000 - £750,000

Nestled in the charming Patcham Village, this delightful detached residence on Overhill Drive offers a perfect blend of modern living and traditional comfort. Spanning an impressive 1,755 square feet, the property is set over three storeys, providing ample space for families or those seeking a versatile home.

The house boasts two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. With four well-proportioned bedrooms, there is plenty of room for everyone to unwind and relax. The two bathrooms ensure convenience for busy mornings and family life.

One of the standout features of this property is the potential for the ground floor to be utilised as a separate annex, making it an excellent option for multi-generational living or as a private space for guests. The residence has undergone significant improvements, enhancing its appeal and functionality.

Parking is a breeze with space for two vehicles, a valuable asset in this sought-after area. Patcham Village is known for its community spirit and local amenities, making it a desirable location for families and professionals alike.

This home presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community. Whether you are looking to settle down or invest, this property is sure to impress.



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  
23'2 x 10'10  
Dining Room  
14'9 x 12'6  
Kitchen  
10'10 x 7'5  
Utility Room  
G/f Cloakroom  
Stairs lowering to Lower Ground

Bedroom  
16'3 x 10'9

Storage  
12'2 x 10'9

Storage  
13'1 x 6'

Storage  
11' x 6'11

Shower Room/WC

Stairs rising to First Floor

Bedroom  
14'1 x 12'2

Bedroom  
14'1 x 11'8

Bedroom  
7'11 x 6'11

Family Bathroom

Separate Cloakroom

OUTSIDE

Balcony

Rear Garden

Property Information  
Council Tax Band E: £2,857.63 2024/2025  
Utilities: Mains Gas and Electric. Mains water and sewerage  
Parking: Private Driveway and un-restricted on street parking  
Broadband: Standard 8Mbps, Superfast 80Mbps & Ultrafast 1800Mbps 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) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(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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& Leigh

# Overhill Drive



Lower Ground Floor  
Approximate Floor Area  
575.86 sq ft  
(53.50 sq m)

Ground Floor  
Approximate Floor Area  
668.33 sq ft  
(62.09 sq m)

First Floor  
Approximate Floor Area  
510.31 sq ft  
(47.41 sq m)



Approximate Gross Internal Area = 163.0 sq m / 1754.5 sq ft

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