



30 Ladies Mile Road, Patcham Village, Brighton, BN1 8QF

Spencer
& Leigh

30 Ladies Mile Road, Patcham Village Brighton, BN1 8QF

Offers In Excess Of £600,000 - Freehold

- Substantial semi-detached home
- Three good-sized bedrooms
- Potential to extend further, STNC
- 28' Living room overlooking the rear garden
- Garage located at rear
- Popular village location
- Well presented throughout
- Beautiful fitted bathroom suite
- Long south-facing garden
- Exclusive to Spencer & Leigh

Located on the charming Ladies Mile Road in the desirable village of Patcham, this substantial semi-detached home presents an excellent opportunity for families and individuals alike. With three generously sized bedrooms, this property provides ample space for comfortable living.

The home is situated in a popular village location, offering a delightful community atmosphere while remaining conveniently close to the vibrant city of Brighton. One of the standout features of this property is the long south-facing garden, perfect for enjoying sunny days and hosting outdoor gatherings. The garden also has potential for further enhancement, allowing you to create your own personal oasis.

Additionally, the property includes a garage at the rear, providing valuable storage space or the possibility of off-street parking. With potential for extension, this home offers the flexibility to adapt to your needs, whether you want to create additional living space or improve the existing layout.

This property is not just a house; it is a place where you can create lasting memories. With its ideal location, spacious interiors, and potential for growth, this home is a rare find in the heart of Patcham. We invite you to explore the possibilities that await you in this delightful residence.



Ladies Mile Road is a highly desirable location located in Patcham Old Village. It is conveniently close to well-regarded local schools, which are within easy walking distance. There is also a regular bus service to the city and access to transport links to London. Additionally, local shopping facilities are just a short walk away.



Entrance Hallway

Living Room
13'9 x 12'5

Dining Room
14'9 x 11'9

Kitchen/Breakfast Room
20'11 x 8'10

Stairs rising to

First Floor Landing

Bedroom
13'9 x 12'5

Bedroom
12'5 x 11'9

Bedroom
10'5 x 8'10

Family Bathroom

OUTSIDE

South-facing Rear Garden

Front Garden

Sun Room
15'8 x 9'10

Garage
18' x 14'5

Property Information
Council Tax Band D: £2,455.79 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Large Garage and Unrestricted on-street parking
Broadband: Standard 8 Mbps, Superfast 92 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: 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

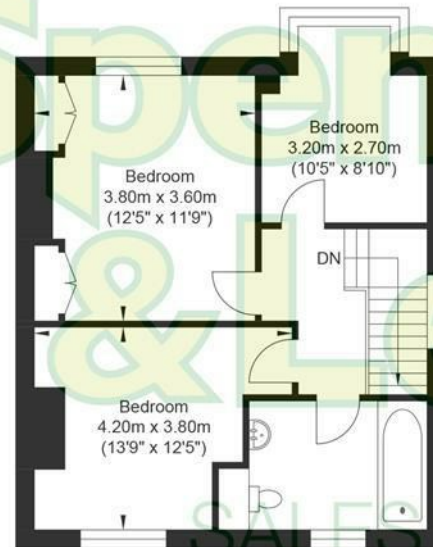
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Spencer
& Leigh

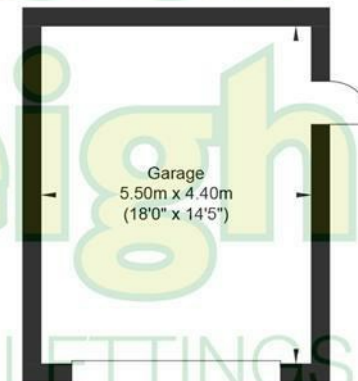
Ladies Mile Road



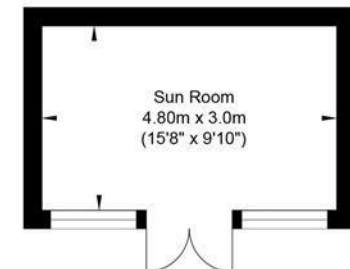
Ground Floor
Approximate Floor Area
588.14 sq ft
(54.64 sq m)



First Floor
Approximate Floor Area
522.69 sq ft
(48.56 sq m)



Garage
Approximate Floor Area
260.48 sq ft
(24.20 sq m)



Outbuilding
Approximate Floor Area
155.0 sq ft
(14.40 sq m)



Approximate Gross Internal Area (Excluding Garage & Outbuilding) = 103.20 sq m / 1110.83 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.