

35 Overhill Way, Patcham Brighton, BN1 8WP

Guide Price £550,000 - £600,000 Freehold

- Well presented family home
- Three good size bedrooms with the main having an en suite
- No onward chain
- Impressive lounge dining room with a Westerly aspect
- Modern fitted kitchen with integrated appliances
- Sun room overlooking the rear garden
- Pleasant distant views
- West facing mature lawn garden
- Private driveway and garage
- Great location neighbouring the Old Village

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This delightful three-bedroom link-detached house offers a wonderful opportunity to acquire a well-presented home in the highly sought-after Patcham Village. From the moment you approach, the property exudes a welcoming charm, set back with a private driveway leading to the integrated garage, providing ample off-road parking.

Step inside and you'll immediately appreciate the thoughtful layout. The property boasts a split-level design, adding character and a sense of spaciousness. On the main living level, you'll find two good-sized reception rooms, offering versatile spaces for both relaxation and entertaining. Imagine cosy evenings in one, and lively gatherings in the other, perhaps opening out to the garden during warmer months. The modern fitted kitcher is well-appointed, providing a functional and inviting space for culinary endeavours.

Ascending to the upper level, you'll discover three good-sized bedrooms, each offering comfortable accommodation. The master bedroom provides a peaceful retreat, while the additional bedrooms are perfect for family, guests, or even a dedicated home office. With two bathrooms, morning routines are made easy, ensuring convenience for all residents. The entire home is well presented throughout, meaning you can move straight in and start enjoying your new surroundings without delay.

One of the standout features of this property is its west-facing garden. This sunderenched outdoor space is ideal for enjoying afternoon and evening sunshine, perfect for al fresco dining, gardening, or simply unwinding after a long day. It offers a private and tranquil setting, a real treat for those who enjoy outdoor living.

Situated in the popular Patcham Village, this home benefits from a fantastic community atmosphere and convenient access to local amenities, schools, and transport links. Brighton city centre is easily accessible, offering a vibrant array of shops, restaurants and entertainment.



Overhill Way 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, Dunelm, Pets at Home and Asda Superstore.







Entrance

Entrance Hallwav

Stairs to Lower Ground Floor

Living Room 13'10 x 12'5

Dining Room

Kitchen 11'8 x 10'9

Sun Room 8'5 x 8'

Cloakroom/WC

Stairs rising to First Floo

Bedroom 20'1 x 11'5

En-suite Shower Room/WC

13'10 x 12'6

Bedroom 10'11 x 7'9

Family Shower Room/WC

OUTSIDE

Garage 14'11 x 8

Rear Garden

Property Information

Council Tax Band E: £3001.52 2025/2026

Utilities: Mains Gas, Mains Electric. Mains water and sewerage

Parking: Garage, Private driveway and un-restricted on street parking

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.

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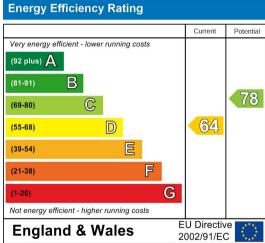








Council:- BHCC Council Tax Band:- E





Overhill Way



Ground Floor Approximate Floor Area 720.85 sq ft (66.97 sq m) First Floor Approximate Floor Area 576.94 sq ft (53.60 sq m)

Approximate Gross Internal Area (Including Garage) = 120.57 sq m / 1297.79 sq ft Illustration for identification purposes only, measurements are approximate, not to scale.