



139 Ladies Mile Road

PATCHAM | BRIGHTON | EAST SUSSEX | BN1 8TB

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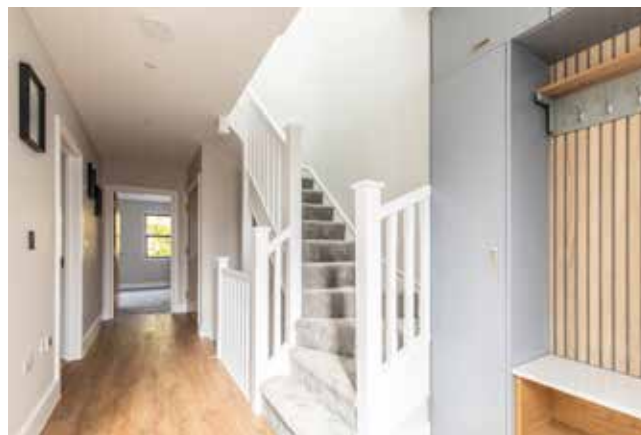


Situation

A brand-new select development of striking contemporary designed four bedroom semi-detached houses, boasting an array of eco features and luxury specifications with off street parking and 10-year build warranties

Patcham is a vibrant village with a bustling High Street and a range of shops and amenities including a Co-op, cafes, public houses and restaurants. The centre of Brighton can be reached easily via private or public transport and showcases a comprehensive array of world class shopping, arts, culture and dining. There is also a range of revered state and private schools locally.

Situated in a highly convenient location just a stone's throw from a brand new privately owned nursery and renowned Patcham Junior and High School. This select development of 4 individual family houses boasts a unique layout much suited to the modern lifestyle and complimented with a wealth of luxury fixtures and fittings throughout. Solar panels, air source heat pumps and mechanical ventilation with heat recovery systems put these houses at the forefront of ECO technology along with modern aluminium windows and bi-fold doors and striking clad and rendered exteriors. The kitchen, with quartz worksurfaces and a range of integrated appliances resides on the ground floor and in true open plan fashion is a great space to relax or entertain with bi-fold doors leading out onto the rear landscaped gardens. A useful utility room with washing machine and tumble dryer resides on the lower ground floor. Four sizable bedrooms are arranged over the ground and first floors serviced by a modern bathroom and separate shower room. It should be noted that the principal bedroom is serviced by its own en-suite shower room. Private landscaped gardens with porcelain tiled patios and manicured lawn are bordered by 'Venetian fencing' and a resin driveway to the front of the property provides off street parking.



Kitchen

- » Hi-gloss wall and base units
- » Quartz worksurfaces and breakfast bar
- » Inset AEG Induction hob with AEG extractor
- » Integrated 'Hotpoint' electric oven
- » Integrated 'Hotpoint' microwave with grill
- » Integrated 'Hotpoint' dishwasher
- » Integrated 'Hotpoint' fridge freezer



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Bathrooms

A family bathroom, shower room and en-suite shower room service the four bedrooms. Luxury modern suites comprise large fully tiled showers, a panelled bath, free standing wash hand basins with wall mounted taps, heated ladder style towel radiators and underfloor heating.



Specification

- » Solar PV panels on roof
- » Air source heat pump
- » Mechanical ventilation with heat recovery system
- » Underfloor heating to the entire lower ground floor
- » Fully tiled modern bathrooms all with underfloor heating and illuminated mirrors
- » Utility room with washing machine and condenser tumble dryer
- » 10 Year 'Build Zone' new build warranty
- » Landscaped private rear gardens with porcelain tiled patios
- » Resin bonded private driveway
- » Flat roofs all finished in 'RESTEC' with 20 year warranty
- » Electrical vehicle charging point
- » Green sedum living roofs
- » Solid oak fire doors fitted throughout
- » Aluminium windows throughout
- » Aluminium extra-tall bi-folding doors
- » LED lighting fitted throughout
- » LED lighting fitted to staircases
- » LED bespoke TV display/entertainment wall
- » Luxury carpets and underlay



External

The property is approached over a resin driveway with parking. The private rear garden comprise a porcelain paved patio and manicured lawns secured with 'Venetian style' fencing.



139 Ladies Mile Road, Patchham, Brighton, BN1 8TB

Approximate Gross Internal Area = 168.7 sq m / 1816 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

Transport Links from 139 Ladies Mile Road

Hassocks Train Station	approx. 0.5 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 22 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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