

4 Overhill Way

Brighton, BN1 8WP

Offers in excess of £680,000

Discover the charm of this exquisite four-bedroom, two-bathroom detached family home by Foster & Co. Nestled in the heart of Brighton's sought-after Patcham area, this residence boasts a stunning kitchen/family room, off-street parking, and an alluring rear garden. Ideal for families, it is conveniently close to local shops, excellent schools, and offers easy access to the A23 and Preston Park mainline railway station.

Meticulously extended by its current owners, this home spans two well-designed floors. The ground floor welcomes you with a spacious entrance hallway, a stylish front reception room with a modern electric fireplace and fitted shutters, and an impressive L-shaped kitchen/family room with a contemporary kitchen, breakfast bar, and direct access to the rear garden. Additionally, a utility room and ground floor cloakroom enhance the practicality of the space.

Ascending to the first floor, a bright landing leads to four double bedrooms, each generously sized, a family bathroom, and a separate contemporary shower room. The exterior boasts an attractive frontage, a brick-paved driveway, and a rear garden with a spacious patio, Astro turf, and a summer house perfect for a home office or children's play area.

Maintaining excellent condition, this home features a neutral color scheme, replacement double glazed windows, and gas-fired central heating.

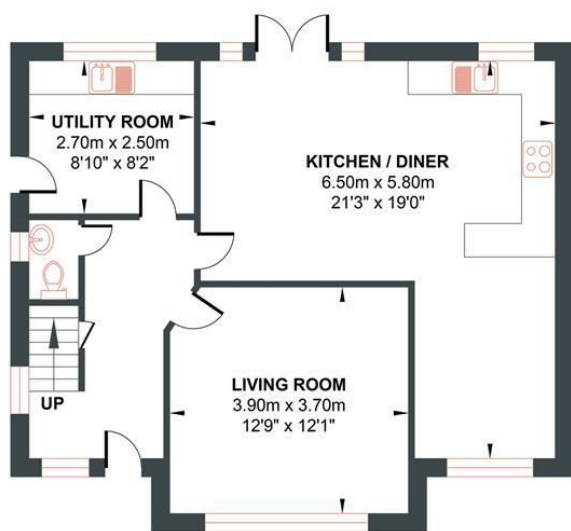


- Detached Family Home
- 2 Bathrooms
- Separate Front Reception Room
- Low Maintenance Rear Garden
- Private Driveway Providing Off Street Parking
- 4 Bedrooms
- Large Kitchen Family Room
- Large Utility Room
- Summerhouse/Home Office
- Close To Shops & Schools

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	80
England & Wales	EU Directive 2002/91/EC	

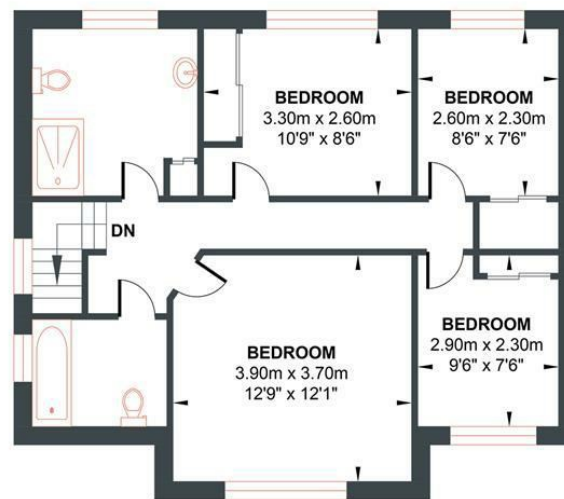
OVERHILL WAY

Approximate Gross Internal Area = 128.06 sq m / 1378.42 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



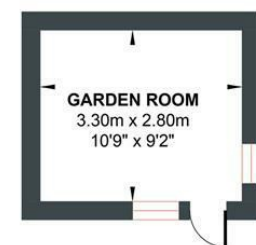
GROUND FLOOR

Approximate Floor Area
 639.48 sq ft
 (59.41 sq m)



FIRST FLOOR

Approximate Floor Area
 639.48 sq ft
 (59.41 sq m)



OUTBUILDING

Approximate Floor Area
 99.45 sq ft
 (9.24 sq m)

