



**Old London Road, Brighton, BN1 8YA**

**welcome to**

**Old London Road, Brighton**

Fox & Sons are delighted to bring to the market this stunning three bedroom house, situated in popular position in Patcham Village. The property benefits from a spacious lounge, modern kitchen/dining area, modern shower room, landscaped garden and garage to the rear in a compound.



## GUIDE PRICE £500,000-£525,000

Welcome to this stunning Georgian House located on Old London Road, Patcham Village, Brighton. This exquisite property boasts three bedrooms (two doubles and a single bedroom) and offers a modern finish to a high standard. With a garage at the rear, this property offers ease of access and practicality for residents.

Upon entering this charming residence, you are immediately struck by the spacious 25' open plan kitchen/living/dining area that provides an idyllic space to relax and entertain guests. The landscaped garden makes for the perfect spot to host summer barbecues or enjoy a tranquil evening.

The bedrooms offer ample space and are finished to a high standard that reflects the unique charm of this historic property. The walk-in shower offers luxury and convenience when bathing. The house has been tastefully renovated over time, providing gorgeous period features with the added benefit of a modern finish throughout.

Located in the sought-after Patcham Village area of Brighton, this property provides easy access to local amenities, including shops, schools and public transport with good connections to the A27 and A23. This property is not to be missed, call now to book a viewing.



Total floor area 107.8 sq.m. (1,160 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Location

This stunning house is positioned within this beautiful terrace of Georgian houses situated in the picturesque Patcham Old Village and occupies a prime position on Old London Road. The property is light and airy throughout and has been tastefully modernised throughout by the current owners.

There is an array of shops on your doorstep and include a Post Office, Village Bakery, Co-op supermarket, newsagents, the famous Coach House tea rooms along with Patcham All Saints church. Local bus services can be found close by which give access in to Brighton city centre, Brighton's famous seafront and promenade. The A23/A27 road network is within minutes of this property so would be ideal position for a commuter.

There are also numerous schools in the area including, Patcham Infants and Juniors, Patcham High and Westdene School which cater for children of all age groups.

## Key Information

### Schools

**Primary:** Patcham Infant School - 0.3 miles, Patcham Junior School - 0.4 miles, Westdene Primary School - 1.1 miles, St Bernadette's Catholic Primary School - 1.4 miles, Balfour Primary School - 2.1 miles, Stanford Infant School - 2.4 miles, Stanford Junior School - 2.5 miles, Hertford Infant School - 2.6 miles.

**Secondary:** Patcham High School - 0.4 miles, Downs View Link College - 1.4 miles, Dorothy Stringer School - 1.7 miles, Vardean School - 2.0 miles, Cardinal Newman Catholic School - 2.3 miles, BHASVIC Sixth Form College - 2.8 miles, Blatchington Mill School - 3.1 miles.

### Train Stations

Preston Park Station - 1.5 miles  
London Road Station - 2.7 miles  
Brighton Mainline Station - 3.1 miles  
Hove Station - 3.1 miles

### Amenities

Patcham Village - 0.1 miles  
Ladies Mile Road Shopping Parade - 0.3 miles  
Carden Avenue (Patchdean) Shopping Parade - 0.5 miles  
Wilmington Parade Shopping - 0.8 miles  
Sainsbury's Local (Carden Avenue) - 0.9 miles  
M&S Simply Food Hall (Carden Avenue) - 1.5 miles  
Sainsbury's (Preston Road) - 1.8 miles  
Asda Superstore (Hollingbury) - 1.9 miles  
Fiveways Shopping Parade - 2.2 miles  
Preston Circus/London Road Shopping - 2.7 miles  
Seven Dials Shopping Parade - 2.8 miles  
Pavilion Retail Park (Lewes Road) - 3.3 miles  
Brighton City Centre - 4.5 miles

### Main Roads

A23/A27 Road Network - Less than a 5 minutes' drive away.

welcome to

## Old London Road, Brighton

- STUNNING GEORGIAN FAMILY HOME
- THREE BEDROOMS (TWO DOUBLES & A SINGLE)
- LOUNGE WITH CURVED BAY WINDOW
- STYLISH KITCHEN & DINING AREA
- MODERN SHOWER ROOM
- GARAGE TO REAR IN COMPOUND
- LANDSCAPED REAR GARDEN WITH REAR ACCESS
- SOUGHT AFTER POSITION IN PATCHAM, CLOSE TO AMENITIES AND SCHOOLS

Tenure: Freehold EPC Rating: D

guide price

**£500,000-£525,000**



**view this property online** [fox-and-sons.co.uk/Property/PRP106092](https://fox-and-sons.co.uk/Property/PRP106092)

Please note the marker reflects the postcode not the actual property



Property Ref:  
PRP106092 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



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