



Guide Price
£575,000

Freehold

3x  1x  2x 

**Overhill Way, Patcham,
Brighton, East Sussex,
BN1**

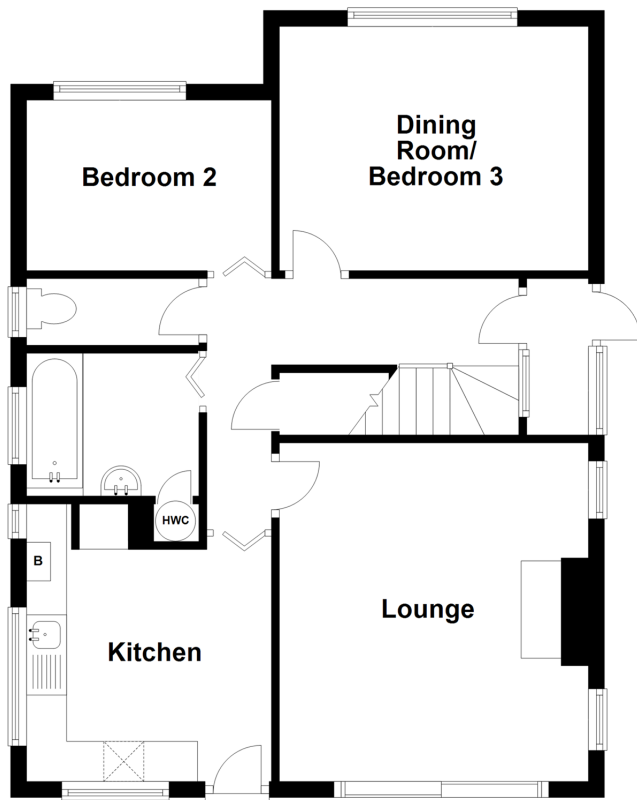


Video Tour available

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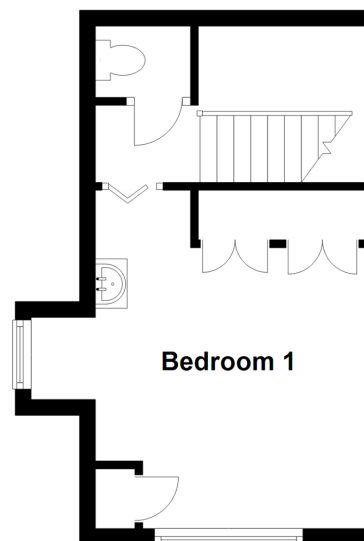
Ground Floor

Approx. 63.2 sq. metres (680.1 sq. feet)



First Floor

Approx. 21.9 sq. metres (236.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 14'4 x 12'6 (4.37m x 3.81m)

Dining Room/Bedroom 3: 12'6 x 9'9
(3.81m x 2.97m)

Kitchen: 9'8 x 9'4 (2.95m x 2.85m)

Bathroom: 6'5 x 5'8 (1.96m x 1.73m)

Bedroom 2: 9'9 x 6'9 (2.97m x 2.06m)

FIRST FLOOR

Landing

Toilet

Bedroom 1: 12'1 x 10'8 (3.69m x 3.25m)

OUTSIDE

Off Road Parking

Garage

Front & Rear Gardens



Main features

- Offers Over £575,000
- A deceptive, substantial home with uninterrupted views of The Downs
- Open & airy entrance hall with parquet flooring & feature stained glass window
- Beautiful, garden with mature trees & borders
- Large, handy under home cellar with utility space
- Room for improvement & potential for further development, subject to planning permission



Nearest Schools

Primary Schools: Patcham Junior School 0.2 miles, Westdene Primary 0.5 miles, Carden Primary 0.8 miles

Secondary Schools: Patcham House Special School 0.1 miles, Patcham High School 0.1 miles, Dorothy Stringer



Transport Information

Easy access to local bus services with hop on/off access into Brighton. A few minutes access to the A27 & A23. Mainline Train Stations to Brighton & Hove: Preston Park, 1.1 miles, Moulsecoomb 1.7 miles, London Road 1.8 miles



Address

Overhill Way, Patcham, Brighton, East Sussex, BN1



Directions

For directions to this property please contact us.



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Call Patcham Branch 01273 541934 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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