

**Spencer
& Leigh**

162 Ladies Mile Road, Patcham, Brighton, BN1 8TE



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Guide Price £650,000 - £700,000 Freehold

- Detached family home
- Four good size bedrooms on the first floor, each with fitted wardrobes
- Two reception rooms and a conservatory overlooking the rear garden
- 10' Kitchen and a separate utility room
- Family bathroom, en suite to main bedroom and a ground floor WC/cloakroom
- Stunning Downland Views
- South facing rear garden
- Integral garage and private driveway
- Well presented throughout
- Viewing highly recommended

GUIDE PRICE: £650,000 - £700,000

This modern four-bedroom detached family home is located on Ladies Mile Road and boasts outstanding views towards the South Downs from the front elevation. The spacious and well-presented interior includes a 14-foot lounge that leads into a 12-foot double-glazed conservatory featuring a vaulted polycarbonate roof. There is also a separate 12-foot dining room with a bay window offering lovely views.

On the ground floor, you'll find a fitted kitchen equipped with beech-effect units and integrated appliances, as well as space for a table and chairs. Additionally, there is a ground-floor cloakroom and a separate utility room.

On the first floor, the main bedroom includes an en-suite shower room with a modern white suite, along with three further bedrooms and the family bathroom/WC.

Outside, the rear garden features a level patio and lawn with fenced boundaries, gated side access, and an integral garage, along with space for two vehicles on a private drive. Internal inspection is highly recommended to appreciate this lovely home!



Ladies Mile Road is a much sought after location situated off Patcham Old Village. There are what are considered to be good local schools within easy walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away.



Entrance
 Entrance Hallway
 Living Room
 14'9 x 11'10
 Dining Room
 12'10 x 8'10
 Kitchen
 10'6 x 8'10
 Utility Room
 8'6 x 5'3
 Conservatory
 12'10 x 10'2
 G/f Cloakroom/WC
 Stairs rising to First Floor

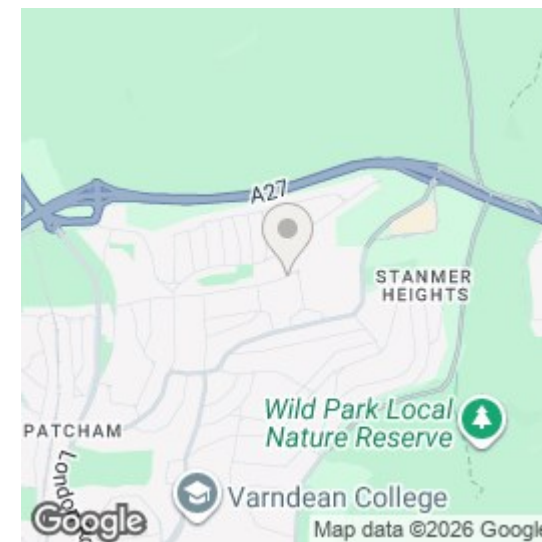
Bedroom
 13'5 x 11'0
 En-suite Shower Room/WC
 Bedroom
 12'2 x 8'6
 Bedroom
 9'10 x 9'2
 Bedroom
 9'6 x 8'6
 Family Bathroom
 OUTSIDE
 Rear Garden
 Garage
 17'5 x 7'11

Property Information
 Council Tax Band E: £3,152.65 2026/2027
 Utilities: Mains Electric, Mains Gas, Mains water and sewerage
 Parking: Garage, Private driveway and un-restricted on street parking
 Broadband: Standard 6 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ladies Mile Road



Approximate Gross Internal Area = 131.90 sq m / 1419.76 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.