



Old London Road, Brighton

East Sussex

Guide Price £350,000 – £400,000



Wootten House, Patcham Old Village

Located in the heart of Patcham Old Village, a TWO-BEDROOM GROUND-FLOOR APARTMENT in a beautiful PERIOD BUILDING with a PRIVATE COURTYARD GARDEN, ALLOCATED PARKING and OWN ENTRANCE. Sold with NO ONWARD CHAIN and SHARE OF FREEHOLD.

Occupying the ground floor of an attractive period building in the much sought-after Patcham Old Village, this spacious apartment offers versatile and well-presented accommodation. Overlooking the communal gardens, the bright and welcoming lounge/diner is flooded with natural light and features an attractive bioethanol fireplace as a focal point. Just off the living room is a fully fitted modern kitchen, thoughtfully positioned to create an open-plan feel while remaining separate from the main living space.



The property offers two bedrooms, including a principal bedroom with direct access to the private courtyard through sliding patio doors, together with a modern shower room. Generous hallway storage cupboards provide excellent everyday practicality. Outside, the well-maintained secluded patio offers the perfect spot to relax and entertain. There is also a shingled driveway with an assigned parking space in front of the apartment.



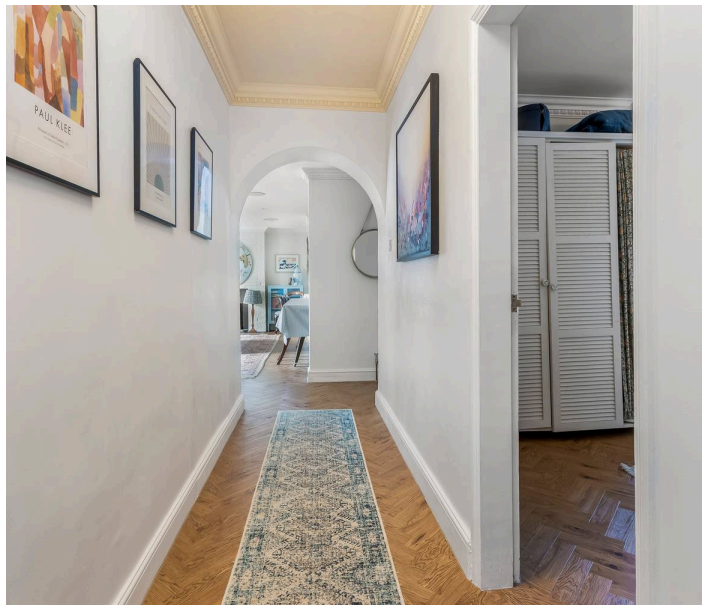
The Local Area

Situated in the centre of the sought-after Patcham Old Village on the Old London Road, in the north of Brighton, this home enjoys a convenient location in a peaceful setting while remaining well-connected to the city centre. There is a parade of local shops on your doorstep, including Tea Rooms, a Post Office, a Delicatessen and a local supermarket with additional shops, cafes, restaurants and a pub a short walk on Ladies Mile Road. Nearby Carden Avenue affords further everyday conveniences, including a Marks & Spencer Food Hall and an Asda superstore.

Commuters will appreciate the excellent transport links, with the A27 and A23 easily accessible and Preston Park station just over a mile and a half away, offering direct services to London and Gatwick. Regular bus services travel into the centre of Brighton, and the seafront, as well as out of town.



There is no shortage of green open spaces nearby, with Withdean Park, Preston Park, and the South Downs all within easy reach, offering a perfect balance of city and outdoor living. Local schools include Patcham Village Pre-School, Patcham Infants, Junior and High schools, along with Varndean College.



Further Information

Old London Road is not located in a controlled parking zone. The council tax band is C, which is currently charged at £2,292.84 for 2026/27.

EPC rating - D

Council Tax - C

Parking - not in a controlled parking zone.

Broadband & Mobile Phone Coverage -
Prospective buyers should check the Ofcom
Checker website

Planning Permissions - Please check the local
authority website for any planning permissions
that may affect this property or properties
close by.

TENURE & OUTGOINGS

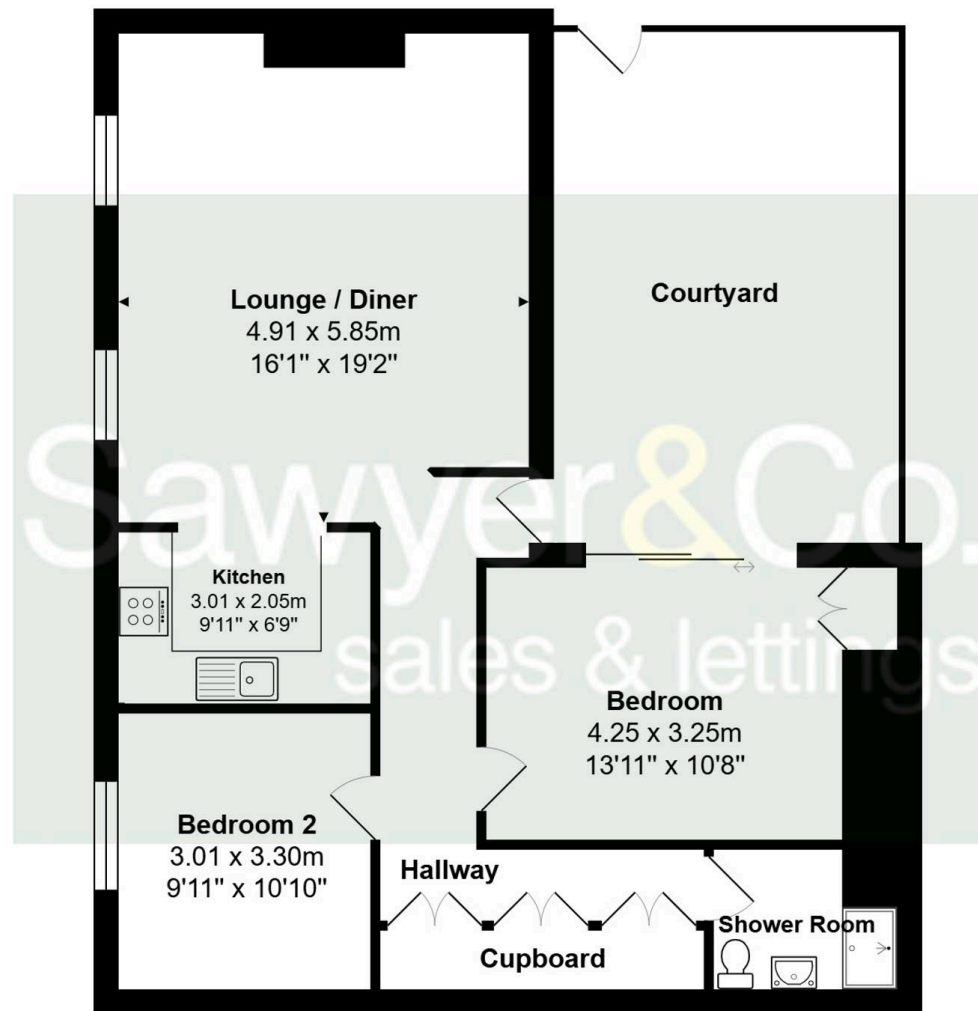
Tenure: Share of Freehold

Unexpired term on lease - 995 years remaining

Service Charge - £1,800 pa

This information has been provided by the
seller. Please obtain verification via your legal
representative.





Total Area: 78.3 m² ... 843 ft²

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.