



18 Overhill Gardens, Patcham, Brighton, BN1 8ND

Spencer
& Leigh

18 Overhill Gardens, Patcham, Brighton, BN1 8ND

Guide Price £575,000 - Freehold

- Extended semi detached family home
- Four spacious bedrooms (One double on G/Floor)
- Bright dual aspect through lounge with wooden floors
- Separate dining room connecting to the kitchen
- Stunning kitchen with vaulted ceiling and bi-fold doors
- Ground floor cloakroom
- Three generous first floor bedrooms
- White family bathroom with traditional style suite
- Block paved private parking with EV charger
- Professionally built garden room, landscaped gardens

GUIDE PRICE £575,000 - £600,000

Tucked away in a quiet close with extended living accommodation is this spacious family home having a landscaped, west facing rear garden, professionally built summer house, private parking and EV charger. The property is perfect for family living with a generous entrance porch large enough for coats, shoes and push chairs. From here your eye is drawn into a dual aspect living room with wooden flooring, fresh white painted walls and patio doors to the garden. There is a separate dining room perfect for entertaining friends and family which connects seamlessly to an extended kitchen with a vaulted ceiling and bi-fold doors to the rear garden. The kitchen has plenty of storage space and is a delight for cooks with lots of worktop space and a sit up island unit. The garage has been cleverly converted into a ground floor double bedroom with a combination of exposed brick work and white plastered walls. For added convenience there is a separate ground floor cloakroom. Moving up to the first floor there are three further bedrooms all of generous proportions, two having built in wardrobe cupboards. The family bathroom is equipped with a white modern suite boasting a free standing roll top bath and separate shower cubicle. Outside the garden has been modernised too with contemporary style fence panels, large patio tiles and decking. The garden room/summer house is a great bonus to any home offering a variety of uses, currently a Greek Taverna to privately entertain friends & family. Please note the charcoal grill will be removed. Other key features include double glazed windows and gas central heating. Viewing is highly recommended to appreciate this quality home which is exclusive to Spencer & Leigh.



Overhill Gardens is ideally situated for what are considered to be good local schools within walking distance. There is a regular bus service to the city and network links to London. Local shopping facilities are a short walk away along with the nearby M & S Food, Pets at Home, Matalan and Asda Superstore.



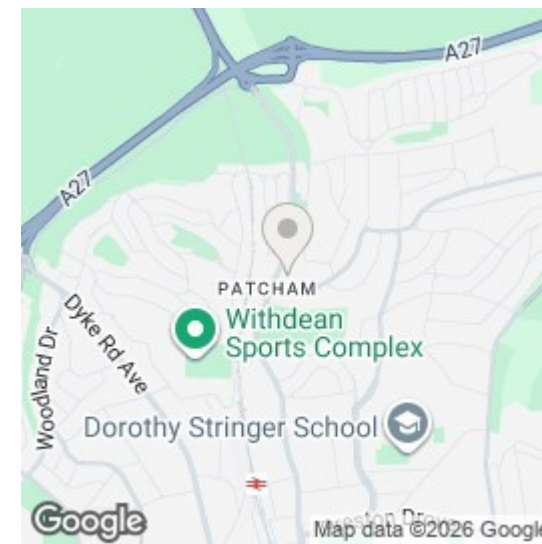
Entrance
 Entrance Hallway
 Sitting Room
 22'10 x 11'1
 Kitchen/Dining Room
 21'10 x 10'5
 G/f Bedroom
 16'1 x 7'10
 G/d Cloakrom
 Stairs rising to First Floor
 Bedroom
 12'11 x 11'6
 Bedroom
 12'11 x 10'11
 Bedroom
 9'3 x 8'2
 Family Bath & Shower Room
 OUTSIDE
 Rear Garden
 Summer House
 11'6 x 6'3

Property Information
 Council Tax Band D: £2,579.44 2026/2027
 Utilities: Mains Gas, Mains Electric. Mains water and sewerage
 Parking: Hardstand and un-restricted on street parking
 Broadband: Standard 16 Mbps, Superfast 92 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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

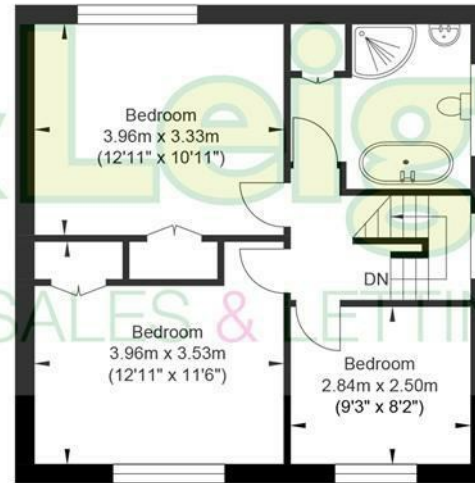
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Spencer
& Leigh**

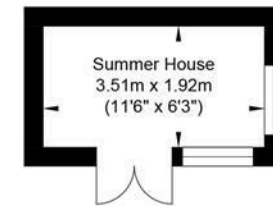
Overhill Gardens



Ground Floor
Approximate Floor Area
803.20 sq ft
(74.62 sq m)



First Floor
Approximate Floor Area
519.89 sq ft
(48.30 sq m)



Outbuilding
Approximate Floor Area
72.54 sq ft
(6.74 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 122.92 sq m / 1323.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.