
Spencer
&Leigh
38 Overhill Drive, Patcham, Brighton, BN1 8WH

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Guide Price £700,000 - £750,000 Freehold

- Detached three storey residence in a sought-after road in the village of Patcham
- Four spacious bedrooms, one on the lower ground floor with ensuite
- Delightful sitting room with balcony and vaulted ceiling
- Separate dining room with feature bay window
- Galley style kitchen leading to a separate utility room and W/C
- Set over three storeys with further potential to extend into the roof void, STNC - potential to extend kitchen outwards with planning permission granted
- Popular Village Location, close to local schools and local amenities
- Delightful rear garden, large under-house storage space
- Private driveway with parking at the front, space for two vehicles
- Internal inspection considered essential

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Nestled in the charming Patcham Village, whether you are looking to settle down or invest, this property is sure to impress. This delightful detached residence on Overhill Drive offers a perfect blend of modern living and traditional comfort. Spanning an impressive 1,446 square feet, the property is set over three storeys, providing ample space for families or those seeking a versatile home.

The house boasts two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. With four well-proportioned bedrooms, there is plenty of room for everyone to unwind and relax. The two bathrooms and an additional ground-floor WC ensure convenience for busy mornings and family life.

One of the standout features of this property is the potential for the ground floor to be utilised as a separate annex, making it an excellent option for multi-generational living or as a private space for guests. The residence has undergone significant improvements, enhancing its appeal and functionality.

Parking is a breeze with space for two vehicles, a valuable asset in this sought-after area. Patcham Village is known for its community spirit and local amenities, making it a desirable location for families and professionals alike.

This home presents a wonderful opportunity to enjoy a vibrant community.



Overhill Drive is a much sought after location situated close to Patcham Old Village. There are what are considered to be good local schools within walking distance along with 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 and Asda Superstore.







Entrance

Entrance Hallway

Sitting Room
23'2 x 10'10

Dining Room
14'9 x 12'6

Kitchen
10'10 x 7'5

Utility Room

G/f Cloakroom/WC

Stairs lowering to Lower Ground Floor

Lower Ground Floor Bedroom
16'3 x 10'9

Lower Ground Floor Shower Room/WC

Basement Storage
12'2 x 10'9

Basement Storage
13'1 x 6'

Basement Storage
11' x 6'11

Stairs rising to First Floor

Bedroom
14'11 x 11'8

Bedroom
14'1 x 12'2

Bedroom
7'11 x 7'

Family Bathroom

OUTSIDE

Balcony

Rear Garden

Property Information
Council Tax Band E: £3,152.65 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Driveway and un-restricted on street parking
Broadband: Standard 8Mbps, Superfast 80Mpbs & Ultrafast 1800Mbps available (OFCOM checker)
Mobile: Fair/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

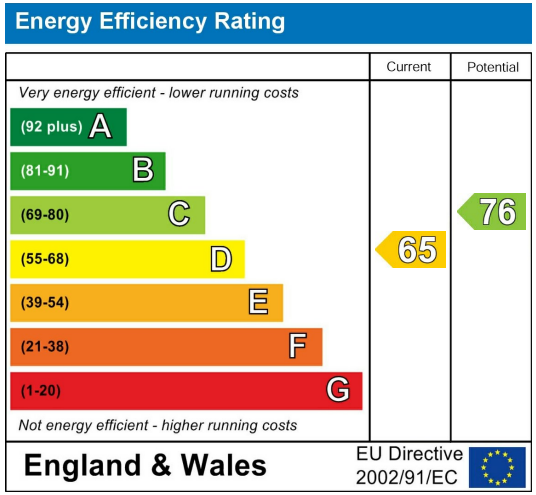








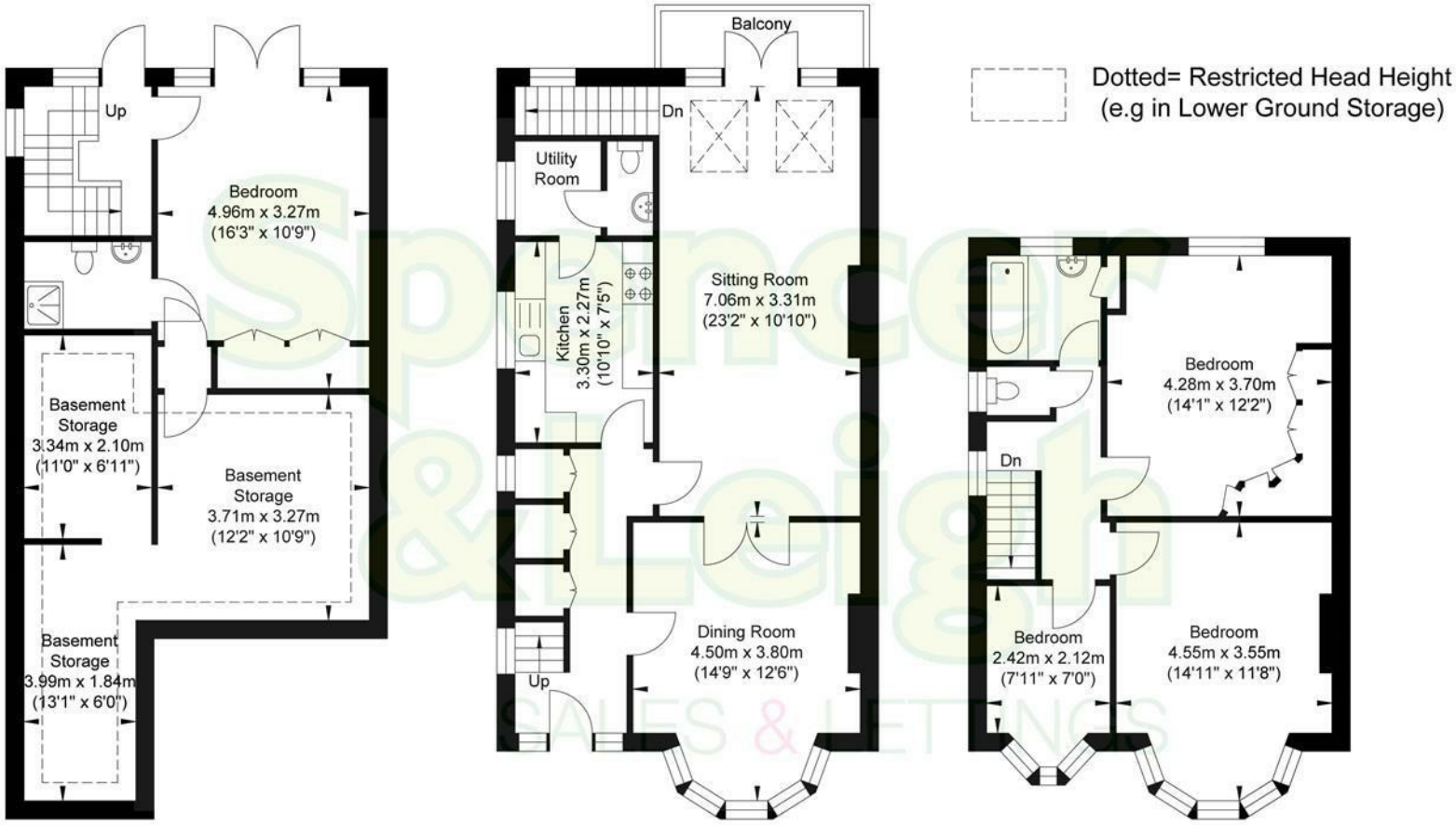
Council:- BHCC
Council Tax Band:- E



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Overhill Drive



Lower Ground Floor
Approximate Floor Area
268.35 sq ft
(24.93 sq m)

Ground Floor
Approximate Floor Area
668.33 sq ft
(62.09 sq m)

First Floor
Approximate Floor Area
510.31 sq ft
(47.41 sq m)

Approximate Gross Internal (Excluding Basement Storage) Area = 134.43 sq m / 1446.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

108 Old London Road, Patcham, Brighton, BN1 8YA t: 01273 565566 w: www.spencerandleigh.co.uk