



**Overhill Drive
Brighton, BN1 8WJ**

FERMERS



5
2
2



TENURE
Freehold

EPC RATING

COUNCIL TAX BAND
E

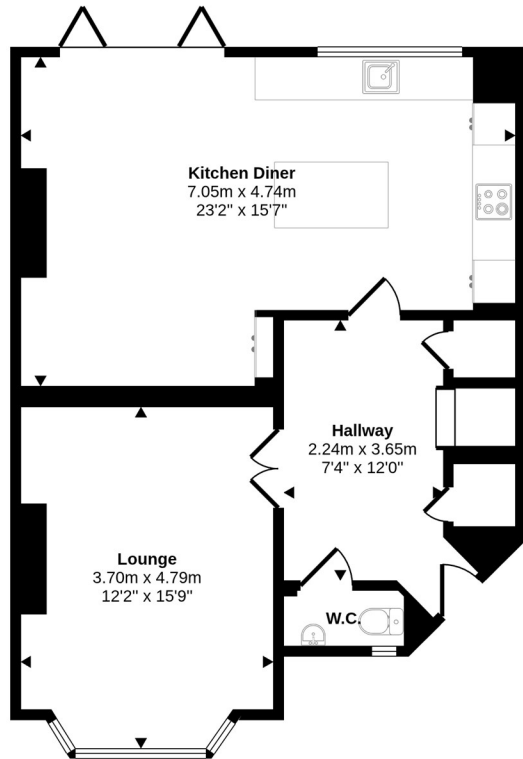


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



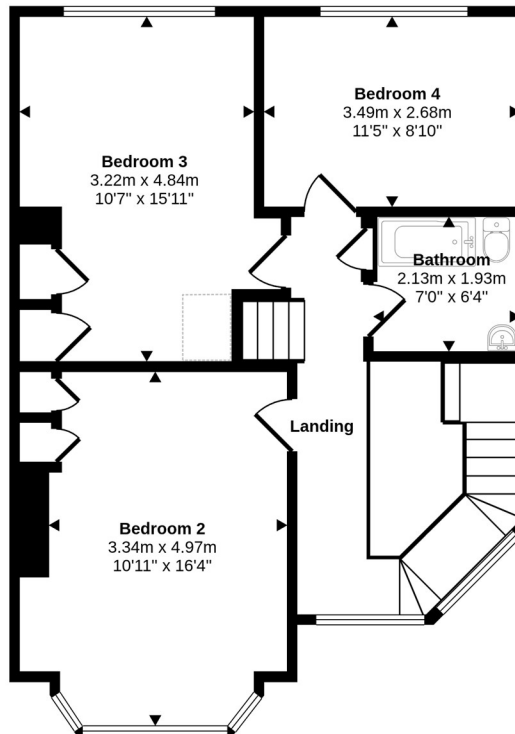
Overhill Drive

Approx Gross Internal Area
163 sq m / 1759 sq ft

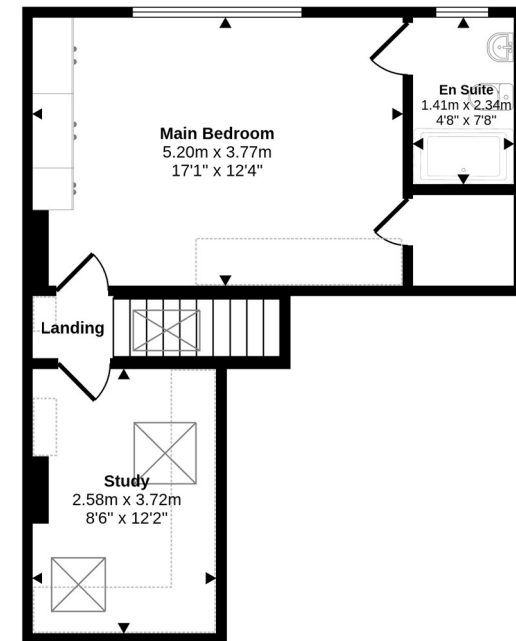


Ground Floor
Approx 62 sq m / 664 sq ft

Denotes head height below 1.5m



First Floor
Approx 63 sq m / 675 sq ft



Second Floor
Approx 39 sq m / 420 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FERMERS

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements