

Spencer & Leigh

96 Overhill Drive, Patcham, Brighton, BN1 8WJ

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Offers Over £575,000 - £650,000 Freehold

- Newly built semi detached home
- Four bedrooms
- 21' Open plan kitchen/dining room and formal living room
- G/f Cloakroom/WC, First floor bathroom and Second floor Shower Room
- Immaculately presented throughout
- Buildzone Warranty
- Popular Patcham Village location
- Hardstanding at front
- No onward chain
- Internal inspection highly recommended

Located in the desirable Patcham Village, Brighton, this stunning new-build semi-detached house presents an excellent opportunity for buyers. It features four spacious bedrooms, two modern bathrooms, and a generous reception area, making it perfect for contemporary family living and entertaining.

The property showcases high-quality finishes and thoughtful design throughout, and it comes with a Buildzone Warranty for added peace of mind.

The ground floor includes a stylish open-plan area that seamlessly connects to the garden, ideal for al fresco dining and relaxation. Upstairs, the bedrooms offer comfortable retreats and further enhanced by a sumptuous bathroom and en-suite.

Set in a quiet residential neighbourhood, this home is well-connected with excellent transport links and is close to highly regarded local schools. Residents will benefit from easy access to Patcham Village's amenities, along with the stunning natural beauty of the South Downs National Park.

The proximity to the South Downs National Park offers endless opportunities for outdoor activities, including scenic walks and cycling, allowing residents to enjoy breathtaking views and the great outdoors. This balance with nature complements urban living perfectly.

This new-build house represents an ideal blend of contemporary design, practical living, and an enviable location. It is more than just a house; it is a lifestyle opportunity for those seeking a high-quality home in a vibrant yet peaceful community. Early viewing is highly recommended to fully appreciate the calibre and appeal of this outstanding property.



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

Living Room
15' x 8'8

Kitchen/Dining Room
21' x 17'11

G/f Cloakroom/WC

Stairs rising to First Floor

Bedroom
18'3 x 8'3

Bedroom
10'8 x 8'6

Bedroom
8'5 x 7'10

Family Bathroom

Stairs rising to Second Floor

Bedroom
11'9 x 9'9

En-suite Shower Room/WC

OUTSIDE

Rear Garden

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

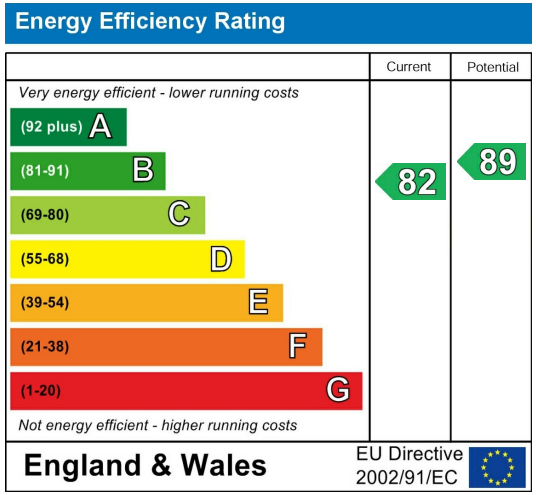








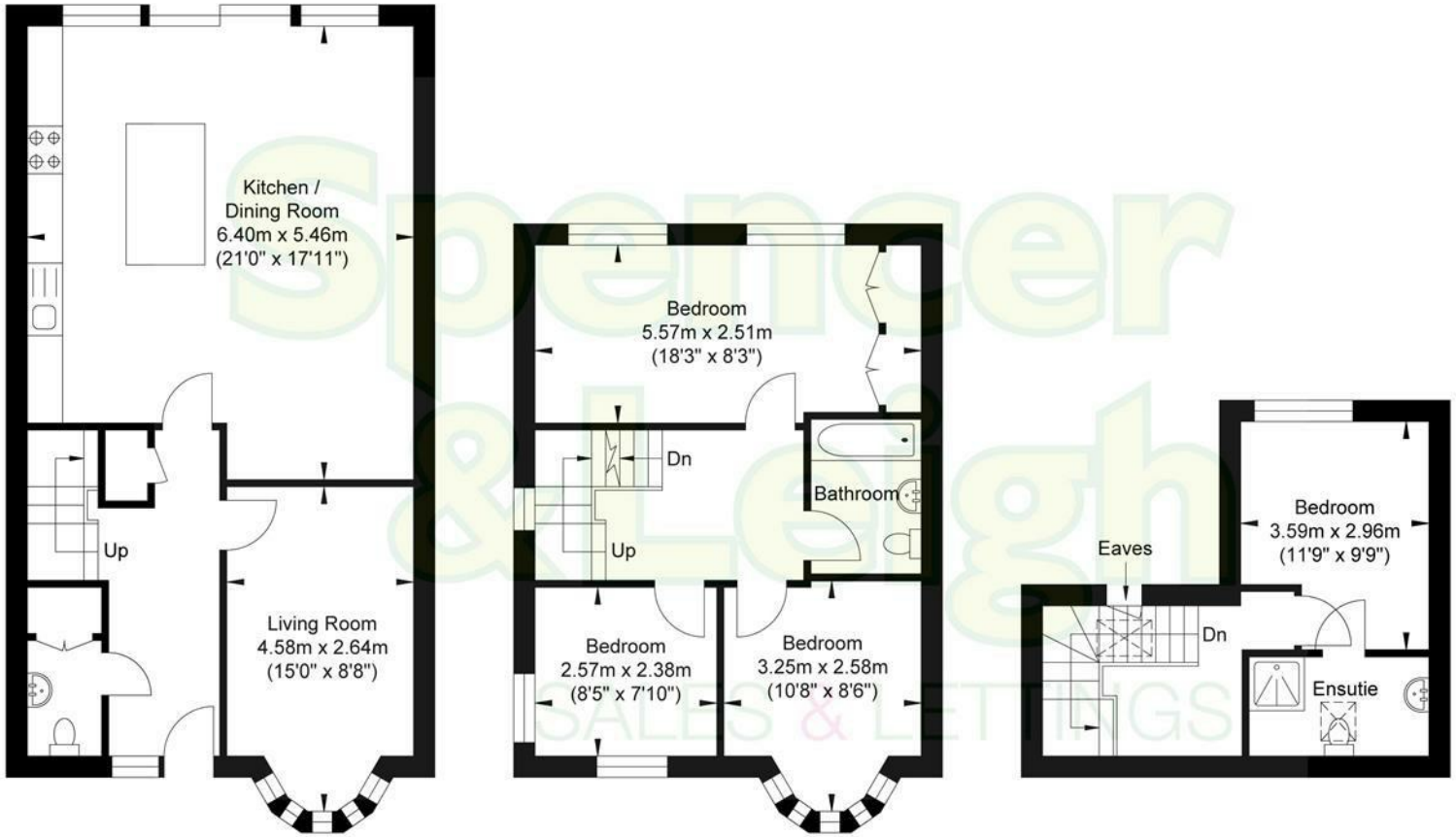
Council:- BHCC
Council Tax Band:- E



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Overhill Drive



Ground Floor
Approximate Floor Area
621.18 sq ft
(57.71 sq m)

First Floor
Approximate Floor Area
442.93 sq ft
(41.15 sq m)

Second Floor
Approximate Floor Area
201.60 sq ft
(18.73 sq m)

Approximate Gross Internal Area = 117.59 sq m / 1265.71 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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