

**Spencer  
& Leigh**



**52 Old London Road, Patcham Village, Brighton, BN1 8XQ**

## 52 Old London Road, Patcham Village, Brighton, BN1 8XQ

Offers In The Region Of £850,000 - Freehold

- Rare Patcham Village find
- Detached family home with three bedrooms
- Two spacious reception rooms
- Long mature rear garden
- Potential to extend, STC
- Private driveway and garage
- Workshop behind the garage
- No ongoing chain
- Close to local amenities
- Viewing highly recommended

Set in the charming Patcham Village, this delightful detached house on the Old London Road presents a rare opportunity for discerning buyers. Spanning an impressive 1,511 square feet, the property boasts three well-proportioned bedrooms, making it an ideal family home. The two spacious reception rooms offer versatile living spaces, perfect for both relaxation and entertaining.

One of the standout features of this property is the exceptionally long and mature rear garden, providing a tranquil outdoor retreat. This expansive garden not only enhances the aesthetic appeal of the home but also offers ample potential for extension and improvement, subject to the necessary planning consent.

The property is complemented by a private driveway and a garage, ensuring convenient off-street parking. Additionally, a workshop located behind the garage adds further utility, whether for hobbies or additional storage.

The icing on the cake is the fact that this home is being sold with no onward chain, meaning the new owner can enjoy a slice of Patcham Old Village in a timely manner.

Given the rarity of properties in Patcham Village, this home is sure to attract significant interest. With its blend of space, potential, and a picturesque location, it represents a wonderful opportunity for those looking to settle in this sought-after area of Brighton. Don't miss your chance to make this charming house your new home.



The Old London Road is a much sought after location situated in 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 in the village along with the nearby M & S Food, Pets at Home and Asda Superstore.



Entrance  
 Entrance Hallway  
 Living Room  
 14'8 x 12'7  
 Dining Room  
 13'11 x 12'7  
 Kitchen  
 13'2 x 8'10  
 G/f Cloakroom/WC  
 Stairs rising to First Floor

Bedroom  
 14'7 x 12'7  
 Bedroom  
 12'7 x 12'6  
 Bedroom  
 13'2 x 8'11

Family Bathroom

OUTSIDE

Rear Garden  
 Private Driveway  
 Garage  
 15'6 x 8'9  
 Workshop  
 17'11 x 7'9

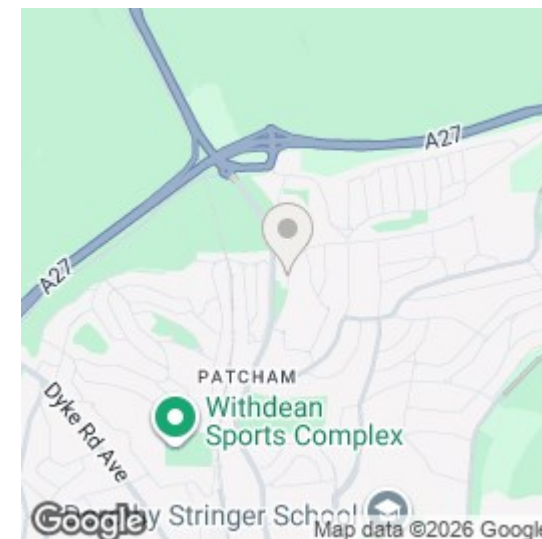
Property Information

Council Tax Band F: £3,725.86 2026/2027  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Garage, Private Driveway and unrestricted on-street parking  
 Broadband: Standard 18 Mbps, Superfast 80 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.

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Council:- BHCC  
 Council Tax Band:- F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Old London Road



Ground Floor  
Approximate Floor Area  
917.62 sq ft  
(85.25 sq m)

First Floor  
Approximate Floor Area  
592.98 sq ft  
(55.09 sq m)

Approximate Gross Internal Area (Including Garage) = 140.34 sq m / 1510.60 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.