



Overhill Drive, Brighton, BN1 8WH

Offers Over **£575,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- 1930's Semi detached family home
- Three Bedrooms
- End of chain
- Large garden
- Home office
- Modern kitchen
- Garage
- Off road parking & side access
- Patcham location
- Potential to convert the loft STNC

Tucked away on a quiet, tree-lined road in the desirable Patcham area of Brighton, this elegantly presented three-bedroom semi-detached home offers a perfect blend of classic charm and contemporary comfort. Thoughtfully extended and updated throughout, this property provides an abundance of flexible living space, both indoors and out—ideal for modern family life.





Step through the front door into a welcoming entrance hall, where warm tones and tasteful décor immediately set the tone for the rest of the home. To your left, you'll find two generous reception rooms: a bright and airy front-facing lounge, perfect for relaxing evenings, and a versatile second reception room that could easily serve as a formal dining space, playroom, or home office.

At the rear of the house, a modern, newly fully fitted kitchen offers sleek cabinetry, with an integrated appliances, and ample worktop space—ideal for cooking. The kitchen flows seamlessly into conservatory, which is great for storage, with tranquil views out to the garden.

A convenient downstairs WC completes the ground floor, adding to the home's practicality.

Upstairs, the home offers three well-proportioned bedrooms, each filled with natural light. The master bedroom overlooks the front of the property and benefits from built-in wardrobes, offering excellent storage without compromising space. Two further bedrooms provide flexible options for children's rooms, guest accommodation, or a home study.

A stylishly updated family bathroom serves the first floor, featuring a contemporary suite with bath and overhead shower, sleek tiling, and quality fittings.

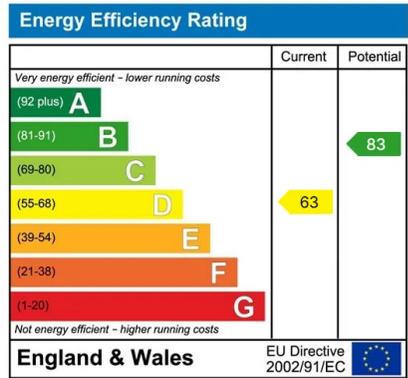
One of the standout features of this property is its expansive rear garden—a private and well-maintained outdoor oasis, ideal for families, gardeners, or those who simply love entertaining outdoors. The garden offers a mix of lawn, patio, and mature planting, providing plenty of space to unwind or play.

At the far end of the garden, you'll find a fully insulated garden office complete with power and lighting—perfect for remote working, a creative studio, or a peaceful retreat away from the main house. The property also, benefits from a large cellar space which is perfect for additional storage.

Attached garage with access from the front – ideal for storage, secure parking, or potential conversion (STPP), off-road parking on the driveway and ability to extend further, subject to planning. As many properties have in the area, Overhill Drive has a great opportunity to configure a new and exciting layout to suit your needs.

Overhill Drive is ideally positioned in a sought-after residential neighbourhood, within easy reach of Patcham village, local shops, well-regarded primary and secondary schools, and excellent transport links, including direct bus routes into Brighton city centre and convenient access to the A27 and A23.





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.