



Overhill Gardens, Brighton

Offers in Region of £475,000

34 Overhill Gardens

Brighton

Henry Adams are delighted to present to the market this spacious and uniquely designed three bedroom end of terraced house, situated in the popular residential area of Patcham. The property is presented to the market in good order throughout and offers versatile space for a families needs. Internally, the property benefits from an entrance porch with built in storage, leading through to a double aspect lounge / diner with patio doors to the front and rear. The lounge also has a feature fireplace and surround. The kitchen / diner offers ample work top and storage space with further space for a range of modern appliances and white goods. The dining area is a good size with further storage space and leads onto an additional reception room, currently being used as a home office, but would also make an ideal play room. On the first floor, the property has plenty to offer, the master bedroom is positioned to the front with built in wardrobes, and views onto Withdean Park. There are two further good sized bedrooms. The accommodation is complete with a bathroom, offering both bath and shower facilities. There is also a separate WC. Externally the property has plenty to offer, with a private rear garden, laid to lawn with a patio area, there is also gated side access. To the front, there is a generously sized driveway with an enclosed front decked garden area too. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Patcham is a popular village of the outskirts of Brighton City, the village offers a range of local shops and cafes on the high street, with lots of Primary & Secondary schools within easy reach









Entrance Hall

Lounge

Kitchen / Diner

Study / Play Room

Landing

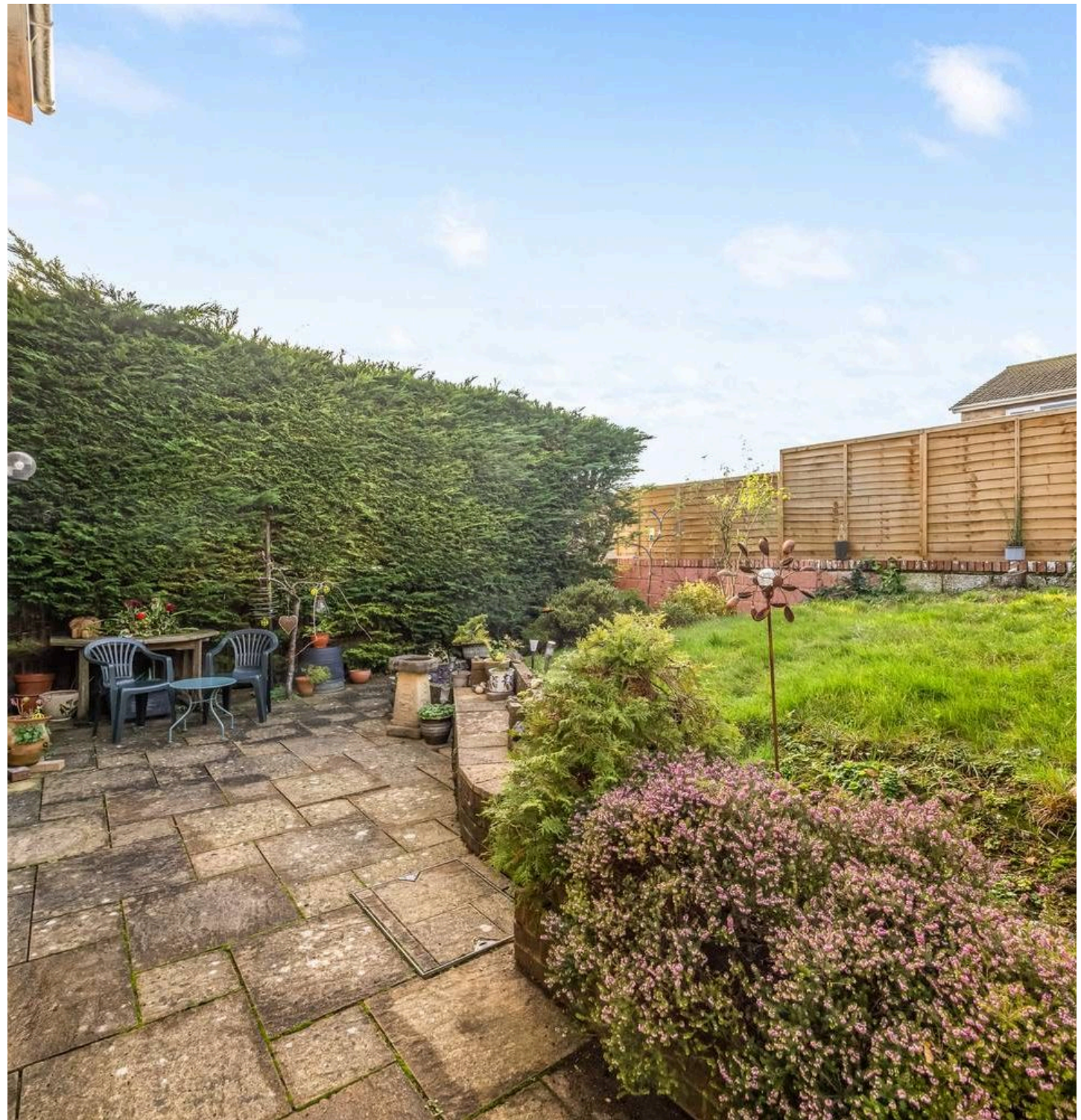
Master Bedroom

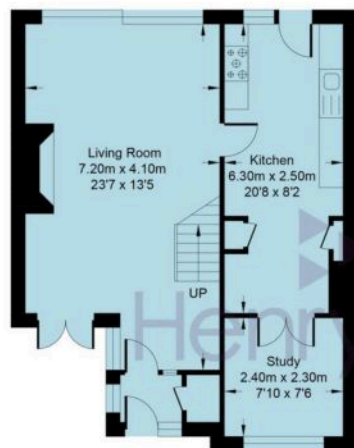
Bedroom 2

Bedroom 3

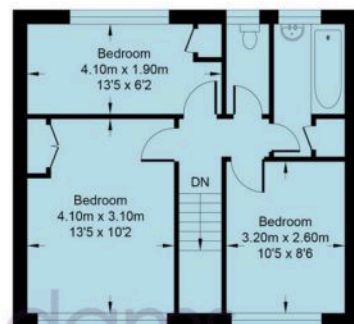
Bathroom

WC





GROUND FLOOR



FIRST FLOOR



Overhill Gardens

Approximate Area = 1004 sq ft / 93.3 sq m
Total = 1004 sq ft / 93.3 sq m
For identification only - not to scale



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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.