



**Price**  
**£500,000**

**Freehold**

4x  2x  1x 

**Overhill Gardens,  
Brighton, BN1**

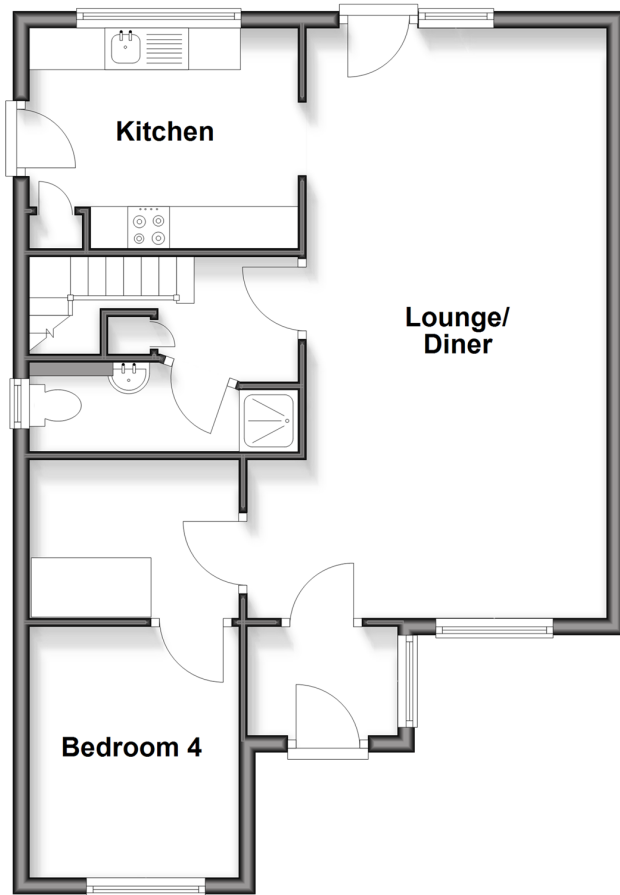
**OVER 60?**

Secure this property  
for up to **59% less!**

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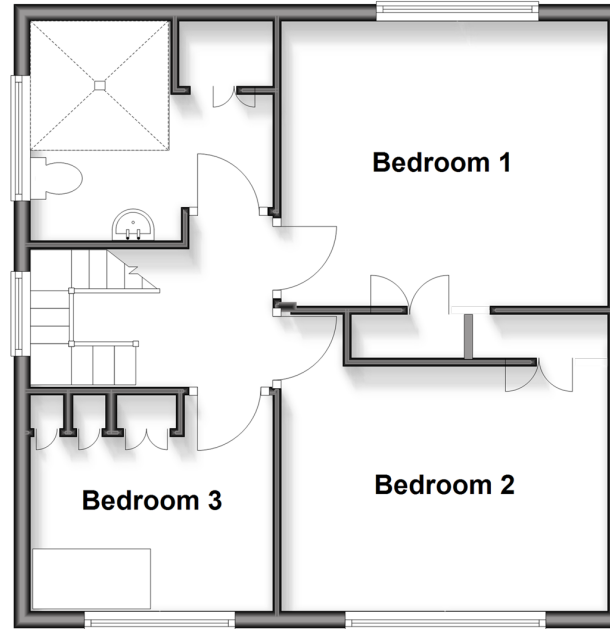
## Ground Floor

Approx. 59.2 sq. metres (636.7 sq. feet)



## First Floor

Approx. 48.7 sq. metres (524.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge / Diner: 24'3 (7.40m) x 13'7 (4.14m)  
narrowing to 11'2 (3.41m)

Kitchen: 11'11 x 8'4 (3.63m x 2.54m)

Inner Hallway

Bedroom 4: 9'9 x 8'2 (2.97m x 2.49m)

Lift Room: 8'3 x 5'10 (2.52m x 1.78m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 13'0 x 11'9 (3.97m x 3.58m)

Bedroom 2: 13'0 x 11'6 (3.97m x 3.51m)

Bedroom 3 / Lift Room: 9'6 x 8'10 (2.90m x 2.69m)

Wet Room

### OUTSIDE

Off Road Parking

Front & Rear Garden



## Main features

- Open plan lounge / diner
- Off road parking & private driveway
- Room for potential for further development (subject to planning permission)
- Assessable home, on the flat with lift to first floor
- Just off Carden Avenue and London Road, great for access to Brighton A27 and A23

## Nearest Schools

Primary Schools: Westdene Primary 0.5 miles, Patcham Junior School 0.5 miles, St Bernadette's Catholic Primary 0.7 miles  
Secondary Schools: Patcham House Special School 0.4 miles, Patcham High School 0.4 miles, Dorothy Stringer High School 0.6 miles

## Transport Information

Train Stations: Preston Park 0.7 miles, London Road 1.5 miles, Moulsecoomb 1.5 miles

## Address

Overhill Gardens, Brighton, BN1

## Directions

For directions to this property please contact us.



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■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

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