



Existing site location plan scale 1:1250 @A3



Planning issue

- B 21.01.2026 Roof revisions and ramp added
- A 23.09.2025 Reduced scheme

rev.	date

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client

Mrs Susan Tanner

project **80 Overhill Drive,
Brighton, BN1 8WJ**

drawing **Location & Block Plan**

scale **Shown@A3** date **Feb 2025** drawn **nm**

2d St Johns Road Hove, East Sussex BN3 2FB tel: 01273 203230 email: info@taarchitects.co.uk

offers Over **£700,000**

Turner Associates
Architects and Planning Consultants

TA 1576 / 01 B

80 Overhill Drive, Brighton

Brighton



Proposed block plan scale 1:500 @A3



Existing site location plan scale 1:1250 @A3



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client:
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80 Overhill Drive,
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drawing:
Location & Block Plan

scale: Shown@A3 date: Feb 2025 drawn: rsm

24 St Johns Road
Hove, East Sussex,
BN3 2FL
tel: 01273 202320
email: info@taarchitects.co.uk

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80 Overhill Drive

Brighton, Brighton

Located in the established residential area of Patcham, with convenient access to central Brighton and the South Downs, this site presents an excellent development opportunity. Planning Reference - BH2025/01589

The existing property is a three-bedroom 1930s Art Deco semi-detached house, set on a generous plot with off-street parking, garage and a sizeable rear garden with a westerly aspect. The house requires full refurbishment throughout.

Of particular interest to developers, planning permission has been granted for the construction of a separate three-bedroom detached dwelling within the plot, complete with private garden and off-street parking. Architect drawings are available.

This is a rare opportunity to acquire a site with consent in place, offering clear potential for redevelopment or enhancement in a well-regarded residential location.

Please view the Brighton & Hove Planning Application website - <https://publicaccess.brighton-hove.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Planning Reference - BH2025/01589



site layout - roof plan scale 1:200 @A3



Key:
A new access (permeable)
B paved road
C private garden
D proposed edges
E proposed trees
F parking spaces (permeable)
G proposed driveway
H proposed access (permeable)
I proposed ramp (permeable)
J proposed path (permeable)
K proposed area (permeable)
L proposed ramp (permeable)
M proposed ramp (permeable)
N proposed ramp (permeable)
O proposed ramp (permeable)
P proposed ramp (permeable)
Q proposed ramp (permeable)
R proposed ramp (permeable)
S proposed ramp (permeable)
T proposed ramp (permeable)
U proposed ramp (permeable)
V proposed ramp (permeable)
W proposed ramp (permeable)
X proposed ramp (permeable)
Y proposed ramp (permeable)
Z proposed ramp (permeable)

Planning issue:
D 21.01.2026 Roof revision and ramp added
C 15.10.2025 Permeable
B 10.10.2025 Rain garden
A 23.09.2025 Reduced scheme

client:
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project:
80 Overhill Drive,
Brighton, BN1 8WJ

drawing:
Proposed Site Layout
scale: 1:200@A3 date: April 2025

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TA 1578 / 10



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24 St Johns Road, Hove, East Sussex, BN3 2FD | tel: 01273 202320 | email: info@taarchitects.co.uk

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In the Local Area

Situated in the sought after Patcham area of Brighton, this house is conveniently located for easy access to both Brighton and Preston Park mainline stations. Conveniently located bus stops on Carden Avenue and in Patcham Village provide routes across the city and to outlying areas. Nearby Patcham Village, Preston Drive, and London Road offer a large variety of shops, bars and restaurants while closer to home there are more amenities on Carden Avenue and Ladies Mile Road including M&S and Next stores along with an Asda superstore for the family shop.

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With plenty of nearby green open spaces to choose from, Withdean Park and Preston Park are both within easy reach. For those who like to practise their swing Hollingbury Golf Course is nearby and the breathtaking vistas of the South Downs are within easy reach. Local schools include the ever popular Wishing Tree Nursery, Patcham Infant School and Nursery Class, Balfour Primary School and Dorothy Stringer, along with Patcham High School, Varndean School, Downs View Link College and Varndean College.

Further Information

This semi-detached house is not currently located within a controlled parking zone and is in Council Tax band E, which was charged at £3,152.65 for 2026/27. EPC rating - F Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by. Parking - Not currently a controlled parking zone, and the property benefits from a driveway and a garage. Please view the Brighton & Hove Planning Application website - <https://publicaccess.brighton-hove.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Planning Reference - BH2025/01589 This information has been provided by the seller. Please obtain verification via your legal



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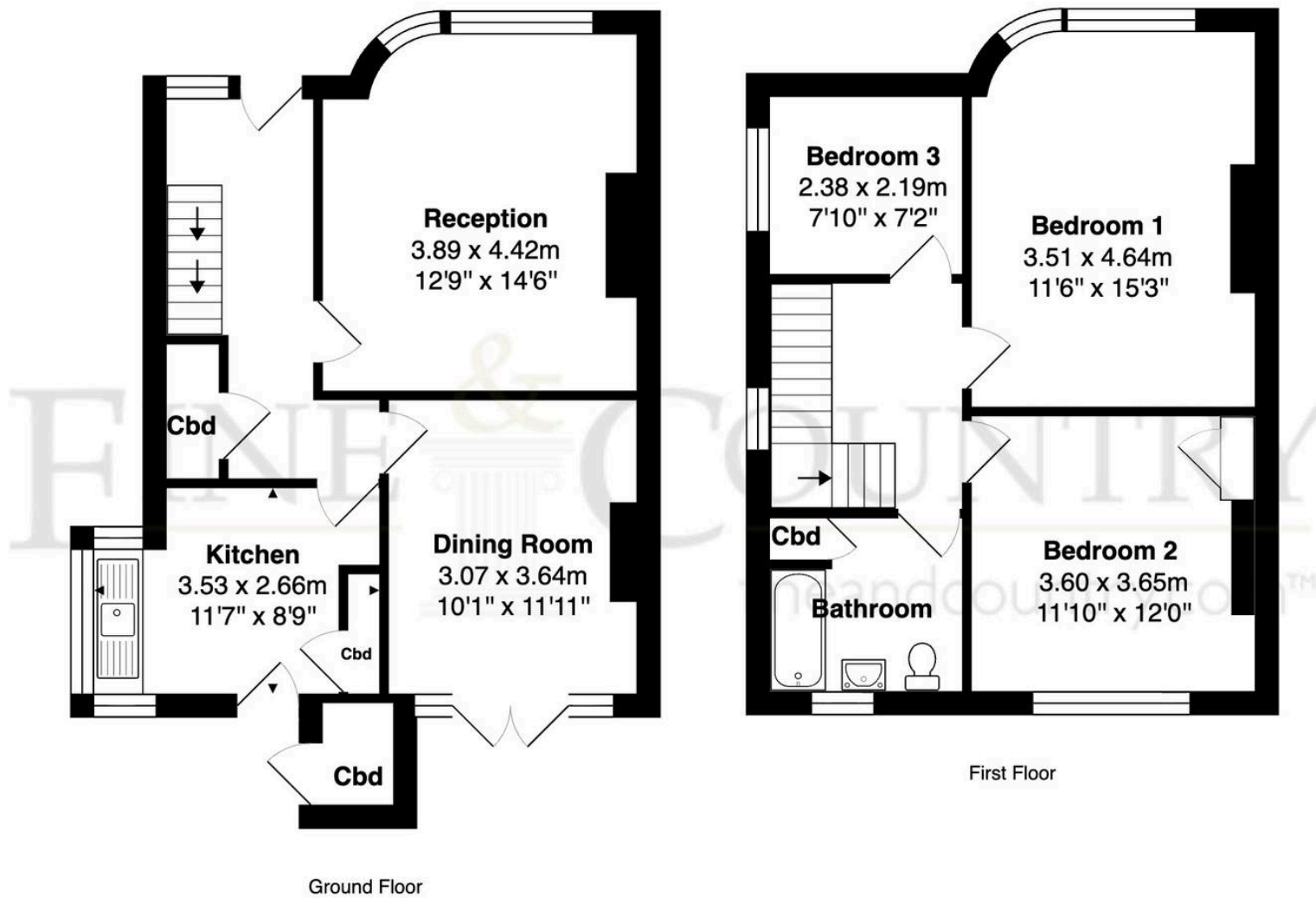
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Total Area: 95.0 m² ... 1023 ft²

All measurements are approximate and for display purposes only.



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Scale

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2d St Johns Road
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BN3 2FB

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email: info@sawyerandco.co.uk

Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.