

Spencer & Leigh

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& Leigh

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www.spencerandleigh.co.uk

FOR SALE

50 Overhill Drive, Brighton, BN1 8WH

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Brighton, BN1 8WH

Offers In The Region Of £625,000 - Freehold

- Attractive semi detached home
- Spacious entrance hall and galleried landing
- Three good size bedrooms
- Two reception rooms
- Potential to improve and extend, STNC
- Desirable location being close to Patcham Village
- Large rear garden
- Family bathroom & g/f cloakroom
- No onward chain
- Early inspection recommended

Occupying a prime position in this popular road being in close proximity to Patcham Village is this attractive bay fronted semi-detached family home. Upon entering the property, you are greeted by a large entrance hall overlooked by a galleried landing. The versatile accommodation features a 16' lounge, a separate 16' dining room, a 12' kitchen/breakfast room, a ground floor cloakroom, three double bedrooms and a family bathroom. The beautiful rear garden has an easterly aspect and measures approximately 100' in length. There is potential to improve this home and add your own stamp. Other points of interest include glorious distant views over Patcham, no onward chain and scope to extend. Local amenities within Patcham Old Village and popular schools catering for all ages are within walking distance. Early viewing is essential to avoid disappointment.



Overhill Drive is a much sought after location situated close to 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 along with the nearby M & S Food and Asda Superstore.



Entrance

Hallway

Dining Room
16'6 x 12'1

Living Room
15'11 x 12'2

Kitchen
15'5 x 11'6

WC

Stairs rising to first floor

Bedroom
17'4 x 12'2

Bedroom
15'11 x 12'4

Bedroom
11'6 x 8'11

Bathroom

Rear Garden

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.


t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Overhill Drive, Patcham



Approximate Gross Internal Area = 126.01 sq m / 1356.36 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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