

**Spencer
& Leigh**



150a Ladies Mile Road, Patcham, Brighton, BN1 8TE

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Price £775,000 - Freehold

- Spacious detached family home
- Set over three storeys
- Immaculately presented throughout having been constructed approx. 10 yrs ago
- Fabulous 40' Open plan living/dining/kitchen room with bi fold doors
- Four good size bedrooms and a spacious hallway with recessed office space
- Family bathroom, G/f shower room and Two En Suites
- Large driveway for two family sized vehicles
- Easy access to Downland Walks
- Internal inspection considered essential
- Exclusively listed with Spencer & Leigh

This attractive family home occupies a prominent position with stunning views overlooking the South Downs. Having been newly constructed, approx. 10 years ago, the property offers ideal family space spread over three floors.

The kitchen features stunning fitted units, built-in appliances, a useful island and is open to the living and dining areas, creating a fantastic open area perfect for entertaining. The interior has been decorated with modern colours and wooden flooring. On the ground floor, there is also a practical shower room.

On the first floor, you will find three spacious bedrooms, with the main bedroom offering a modern ensuite. The first-floor landing provides a recessed space that is ideal as a home office/study area. The family bathroom/WC offers a sleek, contemporary style suite.

Stairs rise to a further bedroom on the top floor, which features an open plan bedroom space with a further en suite and kitchen facilities, along with an enclosed, stunning balcony with glass balustrade. This space makes an ideal 'teenager' den or has the potential to be a work and home income.

Outside, the property boasts a private driveway with off-road parking for two family-sized cars. The garden includes a level lawn, contemporary tiled patio, and fenced boundaries. Just across the road is a nature reserve that offers direct access to the South Downs, where grazing sheep can often be seen.

Further benefits include inlaid solar panels that reduce the outgoing electricity costs whilst also rewarding the owners with a feed-in tariff. Additionally, there are what are considered to be good local schools within easy walking distance, along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away.

This lovely home truly must be viewed to be fully appreciated. Exclusively listed with Spencer & Leigh.



Ladies Mile Road is a much sought after location situated off Patcham Old Village. There are what are considered to be good local schools within easy walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away.



Entrance
 Entrance Hallway
 Kitchen/Living/Dining Room
 40'10" x 19'7"

G/f Shower Room/WC
 Stairs rising to First Floor

Bedroom
 13'11" x 10'7"

En-suite Shower Room/WC

Bedroom
 11'10" x 10'10"

Bedroom
 11'10" x 10'3"

Family Bathroom

Stairs rising to Second Floor

Bedroom Suite
 29'5" x 14'0"

OUTSIDE

Juliette Balcony

Rear Garden

Property Information

Council Tax Band F: £3,547.26 2025/2026

Utilities: Mains Electric, Mains Gas, Mains water and sewerage, Solar Panels

Parking: Private driveway and un-restricted on street parking

Broadband: Standard 8 Mbps, Superfast 30 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

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.

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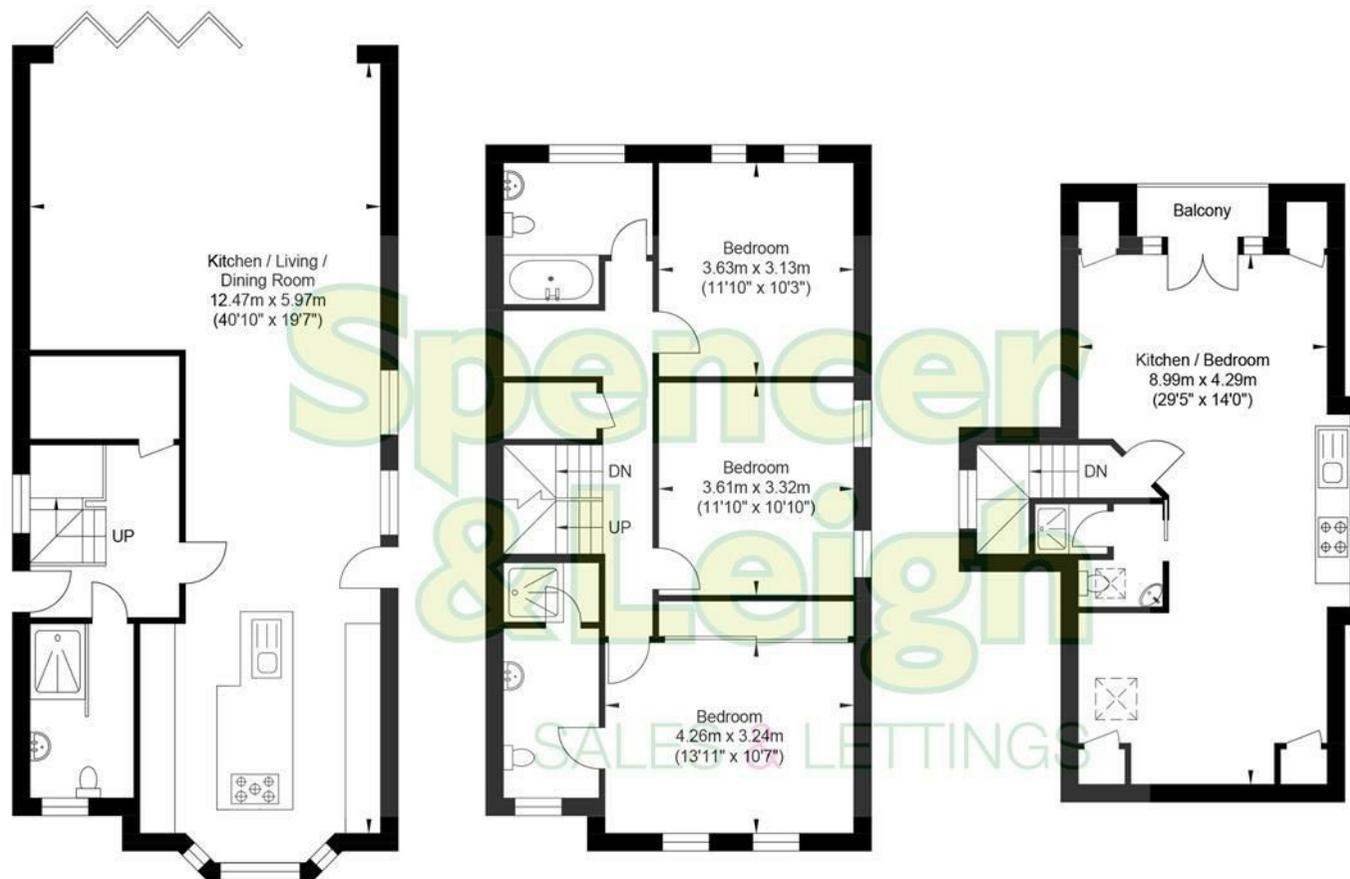
Council:- BHCC
 Council Tax Band:- F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ladies Miles Road



Ground Floor
Approximate Floor Area
843.02 sq ft
(78.32 sq m)

First Floor
Approximate Floor Area
723.76 sq ft
(67.24 sq m)

Second Floor
Approximate Floor Area
474.47 sq ft
(44.08 sq m)

Approximate Gross Internal Area = 189.64 sq m / 2041.25 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.