

Spencer
& Leigh



84 Overhill Drive, Brighton, BN1 8WJ

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Brighton, BN1 8WJ

Guide Price £750,000 - £800,000 Freehold

- Stunning family home
- Five bedrooms
- 30' x 19' Family entertaining room
- 14' Formal living room
- Set over three storeys
- Well appointed family bathroom & additional shower room
- Popular residential location
- Landscaped rear garden
- Private driveway and garage
- Exclusive to Spencer & Leigh

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SIMPLY STUNNING! This beautiful home has been the subject of much improvement over the past few years by the existing vendor. The extended accommodation is set over three floors and features a formal living room; a large bright & airy entertaining area incorporating further living, dining and kitchen space; a separate utility room, five bedrooms and two bathrooms. This property is really versatile with excellent proportioned accommodation and is presented immaculately throughout being simply ready to move in. The location is considered to be excellent being nestled at the cul-de-sac end of Overhill Drive with Patcham Village and its amenities being within walking distance. Outside the rear garden has been landscaped to create separate patio and lawn areas. Parking is provided by a private driveway for several vehicles and a garage.



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.



Front

Entrance Hallway

Living Room
14'7 x 11'7

Utility Room

WC

Kitchen/Dining Room
30'4 x 19'2

Garage
15'0 x 8'9

Stairs rising to First Floor

Bathroom

Bedroom
11'11 x 11'10

Bedroom
15'4 x 11'3

Study
7'5 x 7'1

Stairs rising to Second Floor

Bedroom
13'3 x 7'5

Bedroom
9'8 x 8'10

Shower/WC

Rear Garden

Views

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

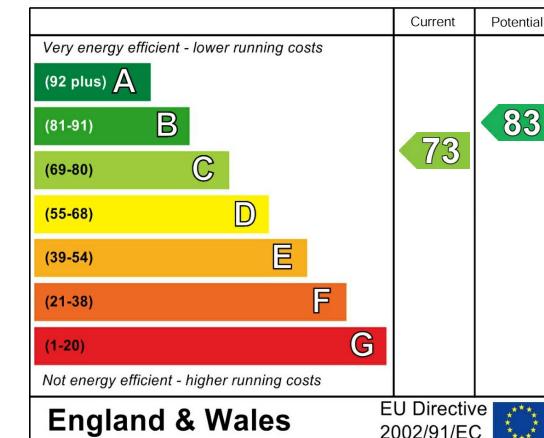
w: www.spencerandleigh.co.uk



Council:- BHCC

Council Tax Band:- E

Energy Efficiency Rating

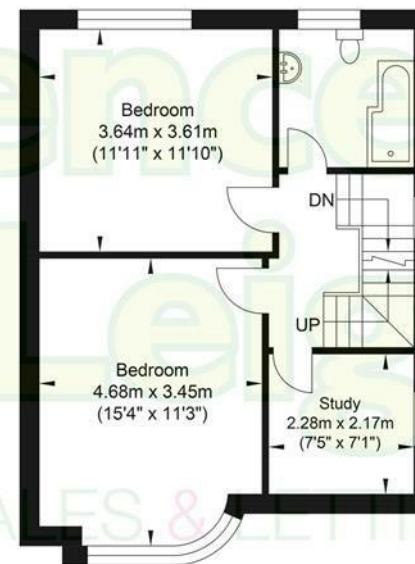


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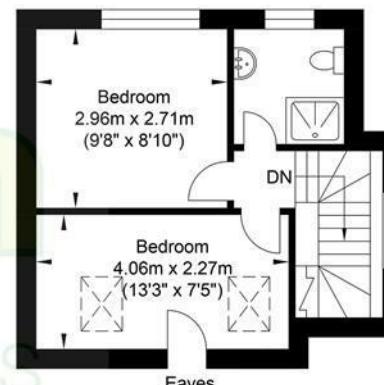
Overhill Drive



Ground Floor
Approximate Floor Area
897.92 sq ft
(83.42 sq m)



First Floor
Approximate Floor Area
470.59 sq ft
(43.72 sq m)



Second Floor
Approximate Floor Area
266.51 sq ft
(24.76 sq m)

Approximate Gross Internal Area = 151.90 sq m / 1635.03 sq ft

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

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