

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.

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Council:- BHCC
Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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Overhill Drive



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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