

**Spencer  
& Leigh**



**24 Overhill Drive, Brighton, BN1 8WH**



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Brighton, BN1 8WH

Guide Price £600,000 - £650,000 Freehold

- Substantial 1930s Family Home
- Close to Patcham Village
- No Onward Chain
- Attractive Bay-Fronted Property
- Three Good Sized Bedrooms
- Potential to Convert the Loft STNC
- Long Laid to Lawn Garden
- Gym/Home Office in the Garden
- Garage & Additional Private Parking
- Exclusive to Spencer & Leigh

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This newly renovated, semi-detached family home is located just moments from Patcham Village.

As you step inside, you are greeted by a light-filled hallway leading to all rooms on the ground floor. The lounge is bright and airy, featuring a pretty bay front, high ceilings, and a central feature fireplace. The dining area at the rear offers an elevated view of the garden, and the modernized kitchen provides a contemporary feel. There is also a convenient downstairs W/C.

Upstairs, there are two spacious double bedrooms, both benefiting from large windows. The main bedroom has built-in storage stretching from wall to wall, while the second bedroom offers views over Patcham to the rear. There is also a single bedroom and a family bathroom which features underfloor heating.

Outside, the property boasts a large garden, mostly laid-to-lawn, perfect for children to play and secure for family pets. There is also a garden room with power and internet-connected via high-speed Ethernet, currently used as a home office/gym.

Additional features include a separately accessed garage and a private double driveway. Although the property is already a great size, there is potential to convert the loft space and basement (STNC). The current owners have replaced the boiler, installed feature cast iron radiators throughout, had the property fully re-wired and laid hardwood flooring in most rooms.

Call now to book your viewing and appreciate all that this family home has to offer!



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

Entrance Hallway

Sitting Room  
14'8 x 13'8

Dining Room  
12'2 x 11'11

Kitchen  
8'9 x 7'8

Conservatory  
24'11 x 4'5

G/f Cloakroom

Stairs rising to First Floor

Bedroom  
14'7 x 12'

Bedroom  
13'5 x 12'

Bedroom  
7'6 x 6'11

Family Bathroom

OUTSIDE

Rear Garden

Basement Area  
25'9" x 19'5"

Outbuilding  
12'4 x 8'9

Garage  
13'5 x 7'

Property Information

Council Tax Band D: £2,455.79 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Private driveway and un-restricted on street parking

Broadband: Standard 15 Mbps, Superfast 72 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)

Mobile: Fair/Good coverage (OFCOM checker)

Owners Statement

Living on Overhill Drive has been a wonderful experience for our family. When we bought it, it needed renovations, but we saw the potential. After making essential updates, such as a new boiler & rewiring, we added our personal touches, including hardwood flooring and a new kitchen, while preserving the character features from the 1930s


The garden has been perfect for the kids and serves as a peaceful retreat for us. We also built a home office/gym at the end of the garden, adding versatility to our space

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:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

# Overhill Drive



Approximate Gross Internal Area (Including Garage & Excluding Outbuilding) = 158.73 sq m / 1708.55 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.