



Spencer  
& Leigh

21 Ladies Mile Road, Patcham, Brighton, BN1 8QE



## 21 Ladies Mile Road, Patcham, Brighton, BN1 8QE

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

- Popular Village Location
- No-Onward Chain
- Semi-Detached Family Home
- Both Rear and Top Floor Extensions
- Four Good Sized Bedrooms
- Main Bedroom En-Suite with Walk-In Wardrobe
- Open Plan Living Downstairs
- Private Parking with Electric Vehicle Charger
- Useful Garage for Storage or Potential Work Space
- Presented in Good condition throughout

GUIDE PRICE £600,000 - £650,000

Located in the heart of bustling Patcham Village, Spencer & Leigh are pleased to offer for sale this spacious semi-detached family home. Previously extended both into the loft, creating a generous main bedroom with an en-suite, and at the rear, this property features an excellent flow throughout the entire ground floor and is not to be missed!

With a Southerly aspect and a large bay front, natural light floods the ground floor. The stylish kitchen serves as the centerpiece of the room, highlighted by a vibrant teal splashback surrounding handle-less grey soft-close units and a feature "Rangemaster" cooker. The extension has provided additional space, creating a separate dining area large enough for an 8-10 seater table and flowing seamlessly into the rear garden through a set of bi-folding doors. The sunny rear garden is divided into two sections: a patio for relaxation and seclusion, and a lawn area for children to play.

Inside, stairs rise to the first floor, where you'll find two large double bedrooms—one featuring a stunning brick feature wall—and a further single bedroom that could be used as a nursery or dressing area. The family shower room on this level boasts a spacious waterfall shower in a wet-room style and is elegantly finished with contrasting tiles.

The top floor houses the principal bedroom with an en-suite, featuring an extra-deep bathtub perfect for long soaks. This bathroom includes smart additions such as a Bluetooth-enabled mirror that controls both music and lighting, ensuring that every detail has been thoughtfully considered. A walk-in wardrobe completes the top floor, enhancing the overall luxury feel of the home.

Additional features include private off-street parking with an electric car charger and a garage that could serve as fantastic extra storage or a potential work-from-home space with minor adaptations.

Viewing is deemed essential to appreciate all this Spacious Family Home has to offer.



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

Sitting Room  
13'5 x 12'1

Dining Room  
14'2 x 10'2

Kitchen/Breakfast Area  
17'5 x 11'9

Stairs rising to First Floor

Bedroom  
13'8 x 11'

Bedroom  
11'10 x 11'1

Bedroom  
7'8 x 5'9

Family Shower Room/WC

Stairs rising to Second Floor

Bedroom  
11'7 x 9'9

Dressing Room  
14'2 x 5'6

En-suite Bathroom/WC

OUTSIDE

Rear Garden

Garage  
17'6 x 8'

Property Information

Council Tax Band E: £3,001.52 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

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

Broadband: Standard 8 Mbps, Superfast 238 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

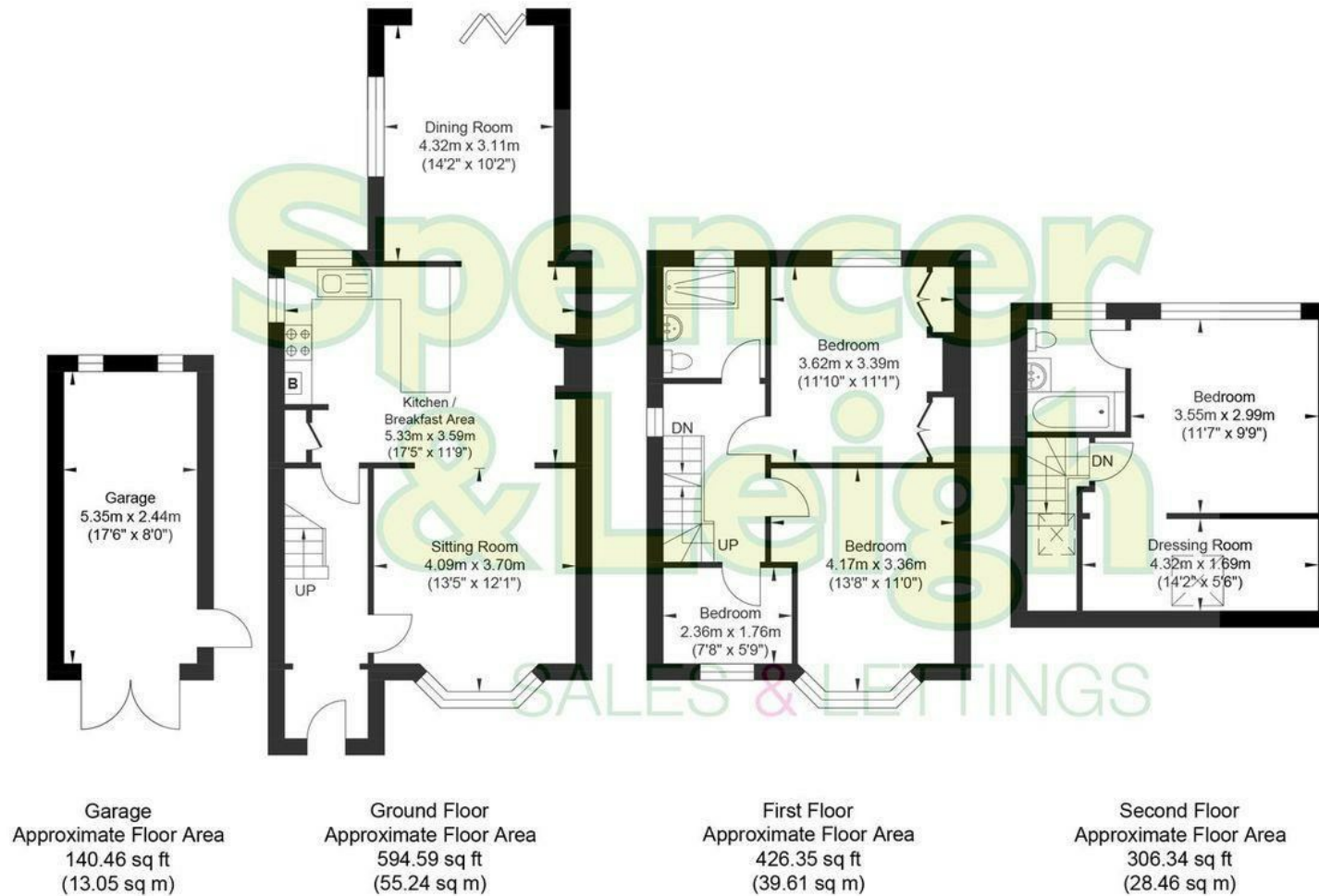
Council Tax Band:- E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>78</b>
	<b>64</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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## Ladies Mile Road



Approximate Gross Internal Area (Excluding Garage) = 123.31 sq m / 1327.28 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.