

**Spencer
& Leigh**



158 Ladies Mile Road, Patcham, Brighton, BN1 8TE

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

- Extended detached family home
- Four bedrooms
- Family bathroom, G/f cloakroom/WC and En-suite to main bedroom
- 18' Sitting room
- 18' Dining room with skylights and bifold doors
- Directly overlooking the Downs
- Private parking for several vehicles
- No onward chain
- South facing rear garden
- Viewing highly recommended

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Being part of the desirable Windmill View development is this modern four-bedroom detached family home, overlooking the Downs, that is presented for sale in very good condition throughout. The property features UPVC double glazing with integral blinds, gas-fired central heating, and a block-paved private driveway that accommodates parking for two cars. The landscaped rear garden is south-facing and includes a secluded patio, a lawn area, and a brick-built outbuilding.

The accommodation has been extended, offering a spacious lounge that leads to a dining room with skylights, providing views of the rear garden. The ground floor also includes a modern fitted kitchen with white high-gloss units and some integrated appliances, as well as a cloakroom. Additionally, the garage has been converted to create a fourth bedroom or office.

On the first floor, there are three bedrooms, with the main bedroom featuring a white en-suite shower room and built-in double wardrobes. There is also a stylish white family bathroom. Conveniently, the vendors can offer the property with no onward chain, making this home an ideal purchase.

The location is considered excellent, with a selection of schools catering for all ages within easy reach. The property also enjoys open-field views from the front.



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
 18'10 x 13'6
 Dining Room
 18'10 x 11'11
 Kitchen
 11'10 x 7'7
 G/f Cloakroom/WC
 G/f Bedroom/Office
 12'9 x 7'2
 Stairs rising to First Floor

Bedroom
 13' x 10'
 Bedroom
 12'5 x 10'1
 En-suite Shower Room/WC
 Bedroom
 8'6 x 7'7
 Family Bathroom

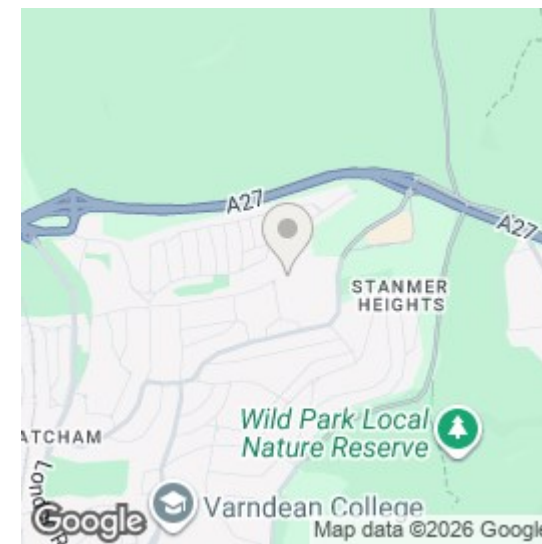
OUTSIDE
 Rear Garden

Property Information
 Council Tax Band E: £3,152.65 2026/2027
 Utilities: Mains Electric, Mains Gas, Mains water and sewerage
 Parking: Private driveway and un-restricted on street parking
 Broadband: Standard 6 Mbps, Superfast 80 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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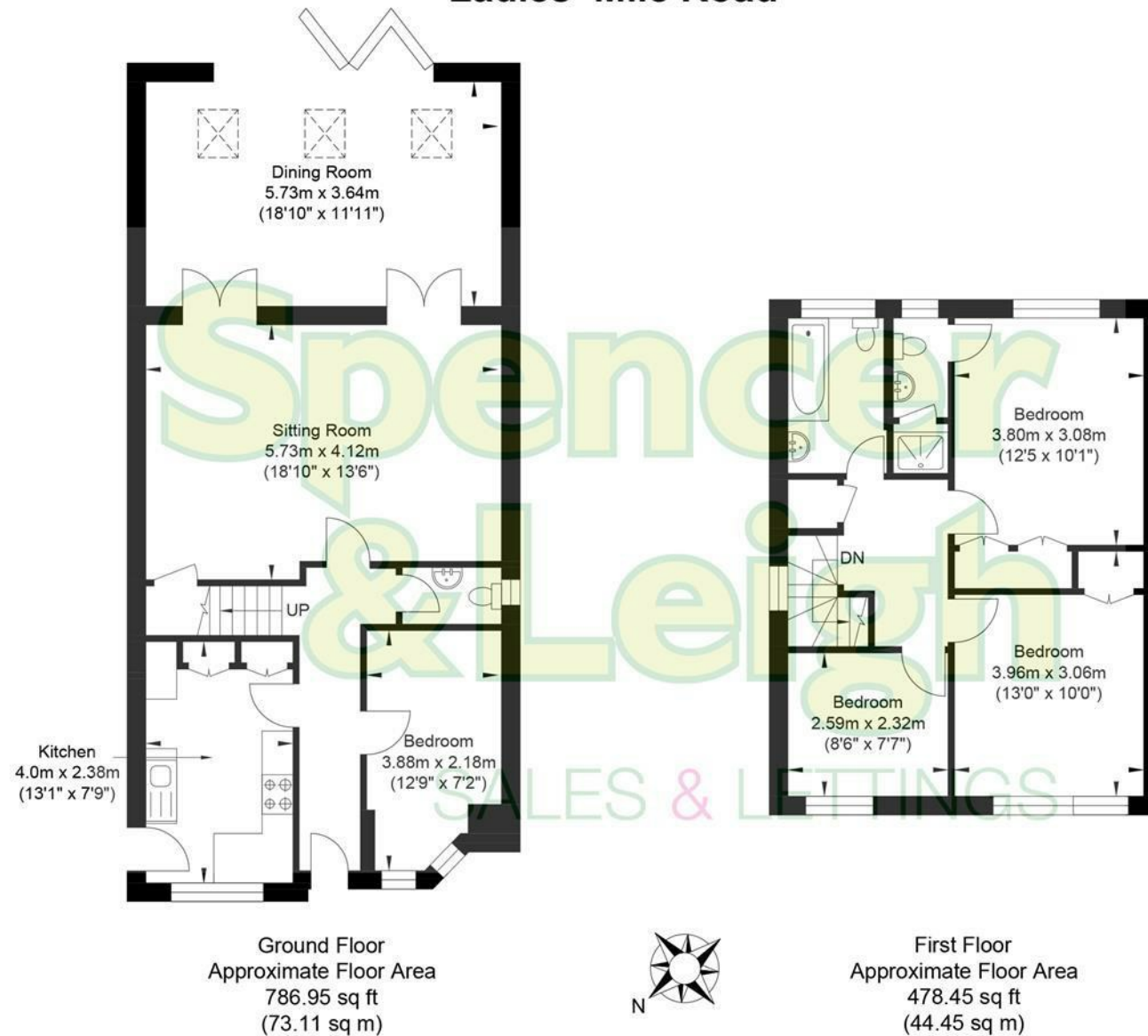
Council:- BHCC
 Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ladies' Mile Road



Approximate Gross Internal Area = 117.56 sq m / 1265.4 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.