

Spencer  
& Leigh



35 Overhill Way, Patcham, Brighton, BN1 8WP

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Offers In The Region Of £550,000 -

- Well presented family home
- Three good size bedrooms with the main having an en suite
- No onward chain
- Impressive lounge dining room with a Westerly aspect
- Modern fitted kitchen with integrated appliances
- Sun room overlooking the rear garden
- Pleasant distant views
- West facing mature lawn garden
- Private driveway and garage
- Great location neighbouring the Old Village

This delightful three-bedroom link-detached house offers a wonderful opportunity to acquire a well-presented home in the highly sought-after Patcham Village. From the moment you approach, the property exudes a welcoming charm, set back with a private driveway leading to the integrated garage, providing ample off-road parking.

Step inside and you'll immediately appreciate the thoughtful layout. The property boasts a split-level design, adding character and a sense of spaciousness. On the main living level, you'll find two good-sized reception rooms, offering versatile spaces for both relaxation and entertaining. Imagine cosy evenings in one, and lively gatherings in the other, perhaps opening out to the garden during warmer months. The modern fitted kitchen is well-appointed, providing a functional and inviting space for culinary endeavours.

Ascending to the upper level, you'll discover three good-sized bedrooms, each offering comfortable accommodation. The master bedroom provides a peaceful retreat, while the additional bedrooms are perfect for family, guests, or even a dedicated home office. With two bathrooms, morning routines are made easy, ensuring convenience for all residents. The entire home is well presented throughout, meaning you can move straight in and start enjoying your new surroundings without delay.

One of the standout features of this property is its west-facing garden. This sun-drenched outdoor space is ideal for enjoying afternoon and evening sunshine, perfect for al fresco dining, gardening, or simply unwinding after a long day. It offers a private and tranquil setting, a real treat for those who enjoy outdoor living.

Situated in the popular Patcham Village, this home benefits from a fantastic community atmosphere and convenient access to local amenities, schools, and transport links. Brighton city centre is easily accessible, offering a vibrant array of shops, restaurants, and entertainment.



Overhill Way 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, Dunelm, Pets at Home and Asda Superstore.



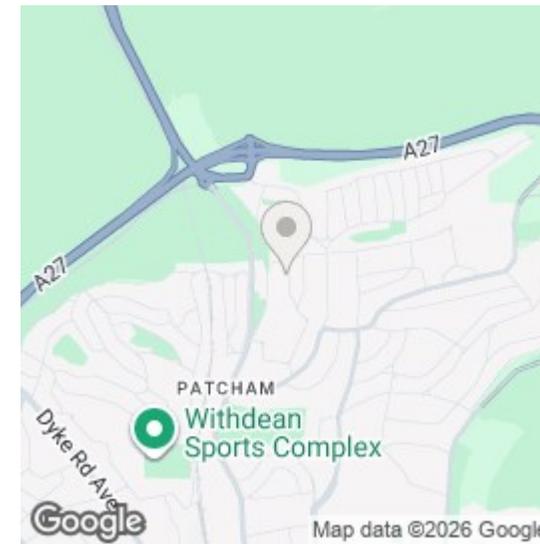
Entrance  
 Entrance Hallway  
 Stairs to Lower Ground Floor  
 Living Room  
 13'10 x 12'5  
 Dining Room  
 10'4 x 9'1  
 Kitchen  
 11'8 x 10'9  
 Sun Room  
 8'5 x 8'  
 Cloakroom/WC  
 Stairs rising to First Floor  
 Bedroom  
 20'1 x 11'5  
 En-suite Shower Room/WC  
 Bedroom  
 13'10 x 12'6  
 Bedroom  
 10'11 x 7'9  
 Family Shower Room/WC  
 OUTSIDE  
 Garage  
 14'11 x 8'  
 Rear Garden

Property Information  
 Council Tax Band E: £3001.52 2025/2026  
 Utilities: Mains Gas, Mains Electric. Mains water and sewerage  
 Parking: Garage, Private driveway and un-restricted on street parking  
 Broadband: Standard 8 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Overhill Way



Ground Floor  
Approximate Floor Area  
720.85 sq ft  
( 66.97 sq m)

First Floor  
Approximate Floor Area  
576.94 sq ft  
( 53.60 sq m)



Approximate Gross Internal Area (Including Garage) = 120.57 sq m / 1297.79 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.