



La Jolla, Ladies Mile Road, Brighton, BN1 8QE

Spencer
& Leigh

La Jolla, Ladies Mile Road,
Brighton, BN1 8QE

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

- Immaculately presented detached family home
- Three good size first floor bedrooms
- Stunning open plan Living/kitchen/dining room
- Ground floor cloakroom
- Conservatory
- Modern family bathroom
- Patcham village location
- Secluded rear garden
- Private hardstand to front & garage
- Exclusive to Spencer & Leigh, viewing recommended

GUIDE PRICE £600,000 - £650,000

Situated on the desirable Ladies Mile Road in Patcham, Brighton, this immaculately presented detached family home offers a perfect blend of modern living and comfort. With three generously sized bedrooms located on the first floor, this property is ideal for families seeking space and tranquillity.

The heart of the home is undoubtedly the stunning open plan living, kitchen, and dining area. This beautifully designed space features a stylish island, elegant "Quartz" work surfaces, and integrated appliances, making it perfect for both entertaining guests and enjoying family meals. The natural light that floods this area creates a warm and inviting atmosphere.

On the ground floor, you will find a convenient cloakroom, adding to the practicality of the home. The modern family bathroom is tastefully appointed, ensuring that all your needs are met.

Outside, the property boasts a secluded garden, providing a serene outdoor space for relaxation or play. Additionally, there is private hardstanding at the front and a shared driveway leading to the garage, a valuable feature in this sought-after area.

Conveniently located for local shopping, bakery, post office and bus stops giving easy access in and out of Brighton. Internal viewing is highly recommended to fully appreciate this quality home which is exclusive to Spencer & Leigh.

NB In accordance with the Estate Agents Act 1979 Spencer & Leigh confirm the owner of this property is a relative of an employee of Spencer & Leigh Limited.



Ladies Mile Road is a much sought after location situated within 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 Porch
Entrance Hallway
Living room
12'4 x 11'9
Open plan kitchen/dining room
19' x 15'
Conservatory
15'5 x 12'9
Ground floor cloakroom/WC
Stairs rising to
First floor landing
Bedroom
12'4 x 11'10
Bedroom
11'11 x 10'9
Bedroom
10'5 x 7'10
Family Bathroom
OUTSIDE
Hardstanding
Shared driveway leading to
Garage
15'5 x 8'4
Rear Garden
Property Information
Council Tax Band E: £3001.52 2025/2026
Utilities: Mains Gas, Mains Electric. Mains water and sewerage
Parking: Private Hardstanding, Shared Driveway & Garage and un-restricted on street parking
Broadband: Standard 8 Mbps, Superfast 98 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)
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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		84
(69-80) C		
(55-68) D	68	
(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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