

**Spencer
& Leigh**



69 Ladies Mile Road, Patcham, Brighton, BN1 8TB

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Guide Price £650,000 - £700,000 Freehold

- Extended semi detached family home
- With Converted Loft Space and Rear Extension
- Stunning Garden Room/Office, Professionally Built
- Spacious through lounge dining room
- Extended kitchen with vaulted ceiling & roof lights
- Modern fitted units with built in appliances & table space
- Four bedrooms arranged over the first & second floor
- Main bedroom with en-suite shower room/WC
- Ground floor cloak room, First floor family bathroom WC
- Off street vehicle parking , level landscaped rear garden

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Located on the desirable Ladies Mile Road in Patcham, is this charming semi-detached family home which offers a perfect blend of modern living and classic appeal. Built in 1935, the property has been thoughtfully extended to provide ample space for family life, boasting an impressive 1,324 square feet of well-designed accommodation over three levels.

Upon entering, you are greeted by a beautifully styled neutral interior that exudes warmth and sophistication. The ground floor features a spacious through lounge dining room, ideal for both entertaining guests and enjoying family meals. The extended kitchen breakfast room is a delightful space, complete with room for a table and chairs, making it the heart of the home.

This property comprises four generously sized bedrooms, providing plenty of room for family members or guests. The two bathrooms ensure convenience for busy mornings and family routines.

One of the standout features of this home is the professionally built garden room or office, which is enhanced by bi-folding doors that seamlessly connect the indoor and outdoor spaces. This room is perfect for those who work from home or simply wish to enjoy a tranquil space in the garden.

Outside, the landscaped garden is easy to manage, providing a lovely retreat for relaxation or outdoor activities. Off-street parking for one vehicle adds to the convenience of this property.

In summary, this extended semi-detached house on Ladies Mile Road is a wonderful opportunity for families seeking a modern, stylish home in a sought-after location. With its spacious interiors, versatile living spaces, and beautifully landscaped garden, it is sure to impress.



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

11'5 x 11'5

Dining Room

11'10 x 10'4

Kitchen

18'5 x 17'

G/f Cloakroom/WC

Stairs rising to First Floor

Bedroom

13'11 x 10'9

Bedroom

11'10 x 10'11

Bedroom

9'4 x 5'6

Shower Room/WC

Stairs rising to Second Floor

Bedroom

18'11 x 11'11

En-suite Shower/WC

OUTSIDE

Balcony

Rear Garden

Garden Room

15'1 x 8'11

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private Driveway and un-restricted on-street parking

Broadband: Standard 8 Mbps, Superfast 80 Mbps. Ultrafast 1800 Mbps

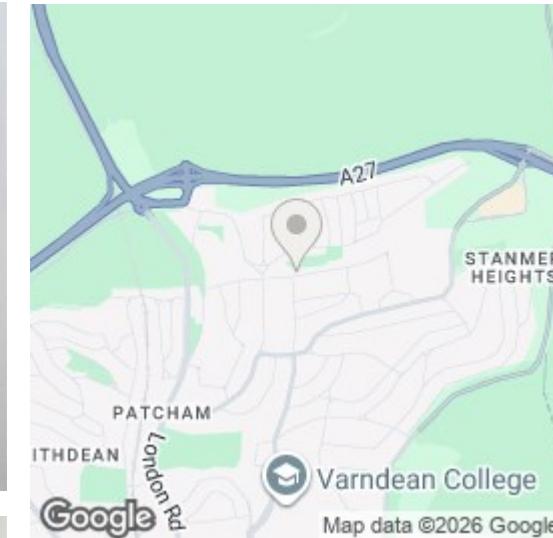
available (Ofcom checker)

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.

t: 01273 565566

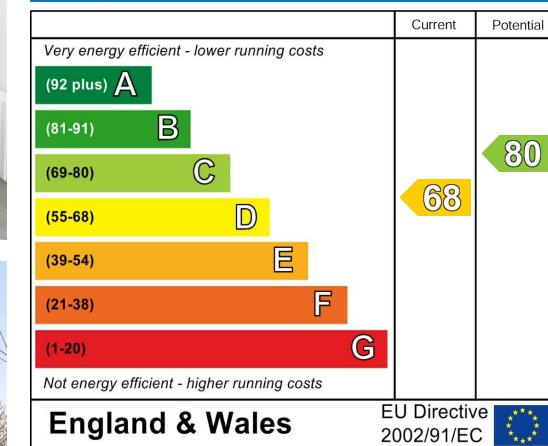
w: www.spencerandleigh.co.uk



Council:- BHCC

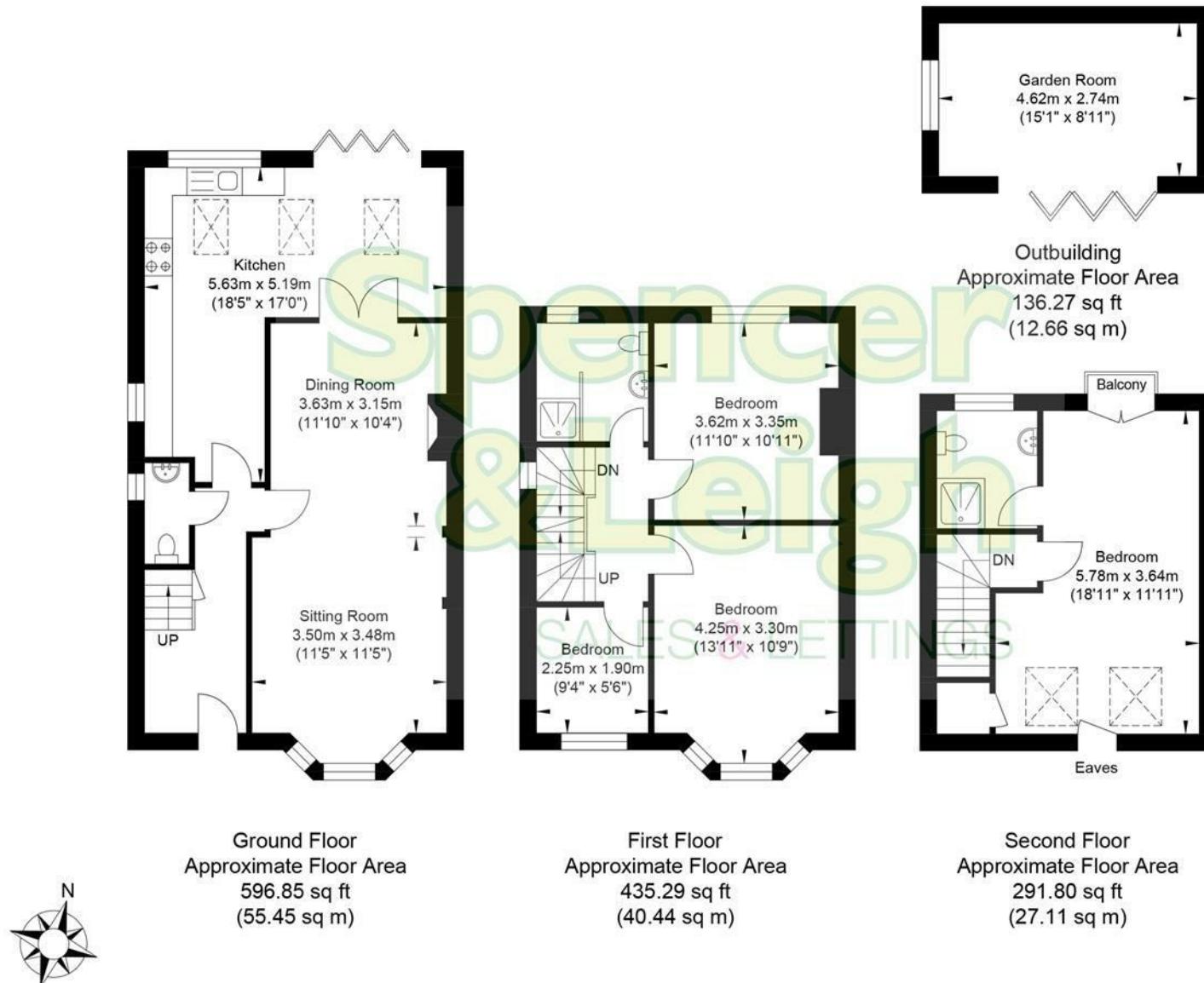
Council Tax Band:- D

Energy Efficiency Rating



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Approximate Gross Internal Area (Excluding Outbuilding) = 123.0 sq m / 1323.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.