



FOR SALE  
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# Overdown Rise

Brighton, BN41 2YF

**Asking price £350,000**

**MUST VIEW** - This delightful three-bedroom property with stunning views over allotments presents an excellent opportunity for first-time buyers seeking a comfortable and modern home.

Constructed in 1960, this residence has been thoughtfully updated to include a modern kitchen and bathroom. The inviting reception room provides a warm and welcoming atmosphere, ideal for relaxing with family or hosting friends.

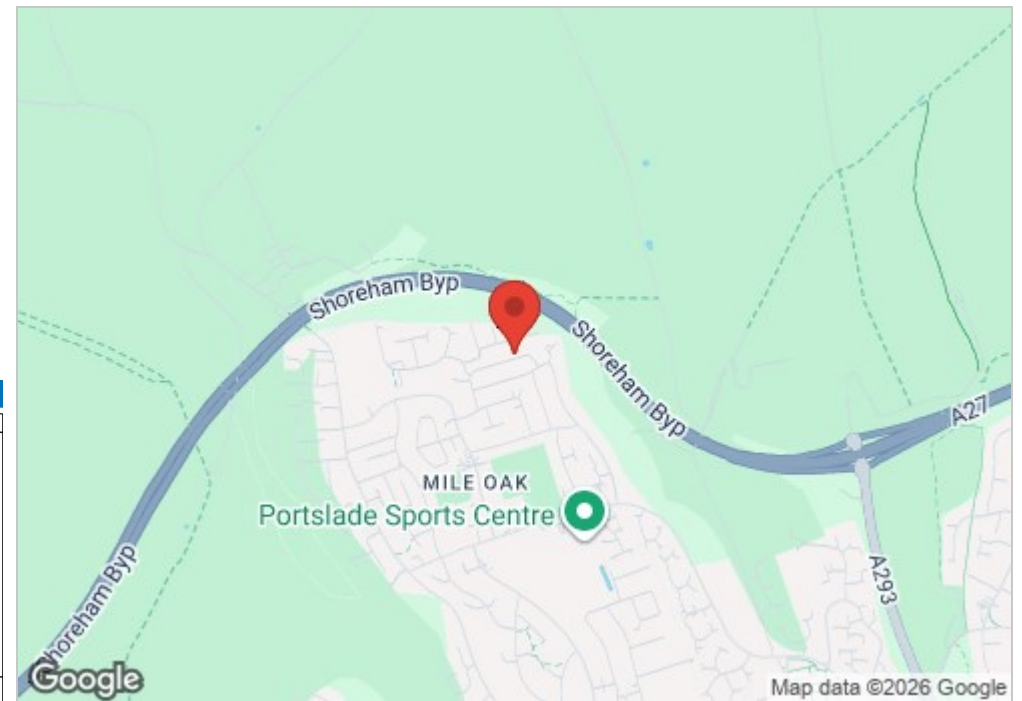
The three bedrooms offer ample space for rest and relaxation, making it a perfect fit for small families or those looking to create a home office. Additionally, the property features a garage, providing valuable storage space or the potential for off-street parking.



- Garage
- End of Chain
- Three Bedroom
- Shared Drive Way

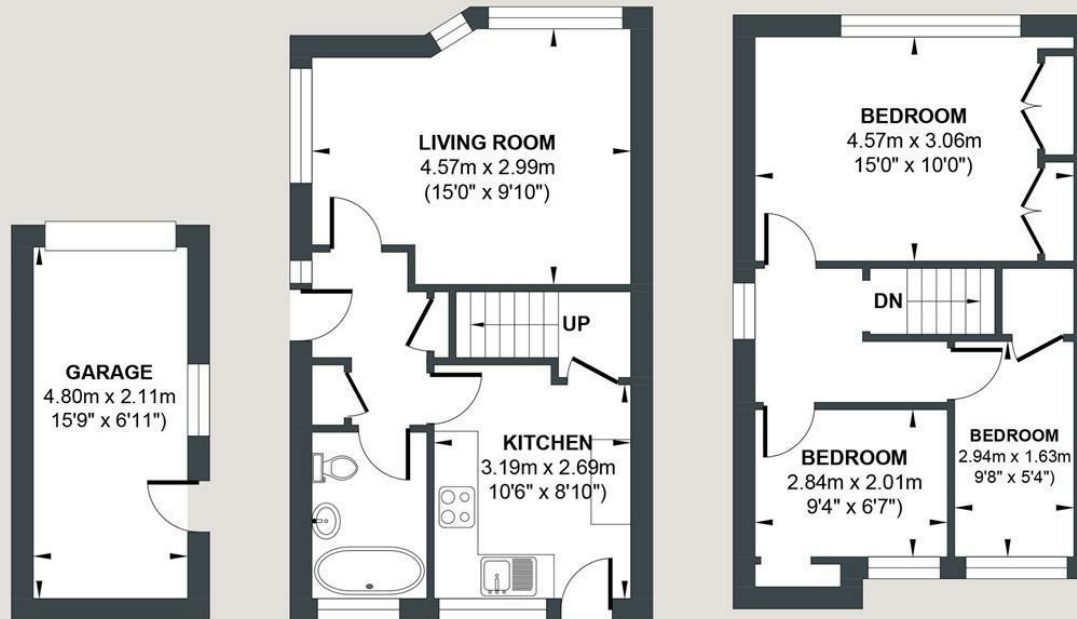
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	78

England & Wales EU Directive 2002/91/EC



# OVERDOWN RISE

Approx. Gross Internal Floor Area = 77.50 sq m / 834.3 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



**GARAGE**  
 4.80m x 2.11m  
 15'9" x 6'11")  
**Approximate Floor Area**  
 109.0 sq ft  
 (10.13 sq m)

**GROUND FLOOR**  
**Approximate Floor Area**  
 371.0 sq ft  
 (34.47 sq m)

**FIRST FLOOR**  
**Approximate Floor Area**  
 354.30 sq ft  
 (32.9 sq m)



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 These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.  
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 All measurements are approximate



