

Overhill Drive

Brighton

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Overhill Drive Brighton



5

BEDROOM

2

RECEPTION

2

BATHROOM

About the property

Guide Price £675,000 - £700,000

A versatile family home offering generous living spaces, thoughtfully decorated throughout. The large open-plan kitchen and dining area features tri-folding doors that open onto an elevated terrace, providing stunning views over the beautifully landscaped garden and valley beyond. With a breakfast bar, ample worktop space, and plenty of storage, the kitchen is both functional and sociable, seamlessly connecting to the dining area to create a space perfect for entertaining. The spacious reception room features a gas-fired fireplace with a large bowed window that floods the room with natural light.

Leading off the front door porch is an open and inviting hallway, with access to a well-proportioned bedroom. A convenient downstairs W/C completes the ground floor.

Upstairs finds four well-proportioned bedrooms, all accessed via the central landing. The principal bedroom, situated at the front, features a charming bowed window, built-in wardrobes for ample storage, and a well-appointed en-suite bathroom. Two additional good-sized bedrooms at the rear enjoy large windows, making the most of the picturesque outlook. A second family bathroom and a fourth bedroom complete the upper floor accommodation.

Outside, the expansive, south-easterly facing garden is a true highlight. Two attractive terraces lead down to a landscaped garden with mature plantings, a delightful sunroom, and an additional shed for storage. A cellar provides even more space, ideal for storage, a home gym, or a workshop. Furthermore, an additional store under the property offers further storage solutions.

The property includes a private driveway with off-street parking. Situated in the sought-after area of Patcham, it is close to Patcham Village, with its excellent local schools and convenient access to the A23, the South Downs, and surrounding open countryside. This property offers an exceptional opportunity to create a forever home in a highly desirable location.





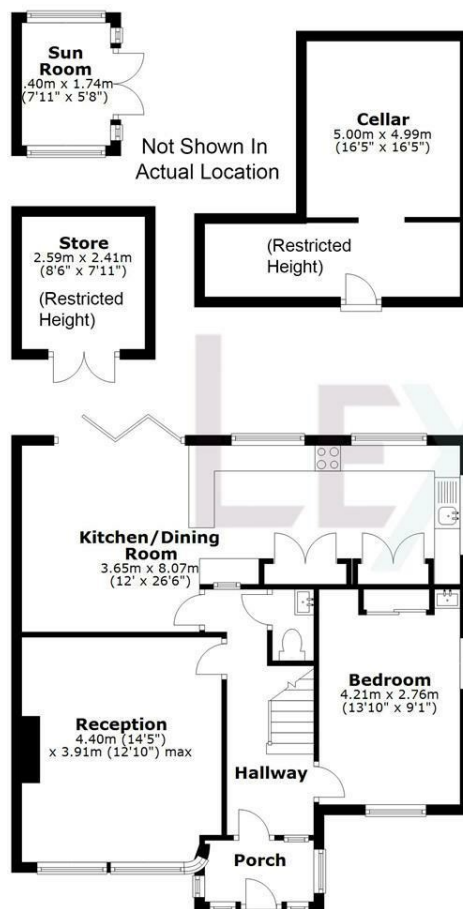




SCAN HERE TO OFFER ON THIS PROPERTY

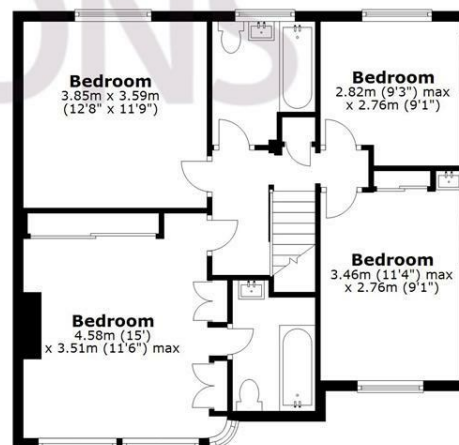
Ground Floor

Approx. 96.6 sq. metres (1040.0 sq. feet)



First Floor

Approx. 65.8 sq. metres (708.7 sq. feet)



Total area: approx. 162.5 sq. metres (1748.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

LEXTONS

Call our sales team to arrange
a viewing appointment:

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