

OVER 60?

You could get up to
59% off the price!*



Price
£1,000,000
Freehold

4x  2x  2x 

Overhill Way, Brighton, BN1

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Accommodation

GROUND FLOOR

Porch

Hallway

Lounge: 27'0 x 15'0 (8.24m x 4.58m)

Dining Room: 17'9 x 12'5 (5.41m x 3.79m)

Conservatory: 16'8 x 8'4 (5.08m x 2.54m)

Kitchen: 19'7 x 8'7 (5.97m x 2.62m)

Breakfast Area: 9'4 x 8'2 (2.85m x 2.49m)

Separate Toilet

FIRST FLOOR

Landing

Bedroom 1: 15'7 into recess x 12'6 (4.75m x 3.81m)

En-Suite Shower Room

Bedroom 2: 17'9 x 9'5 (5.41m x 2.87m)

Bedroom 3: 13'4 x 11'10 (4.07m x 3.61m)

Bedroom 4: 10'0 x 8'6 (3.05m x 2.59m)

Bathroom

Separate Toilet

OUTSIDE

Garage & Off Road Parking

Front & Rear Garden

Ground Floor
Approx. 120.0 sq. metres (1291.7 sq. feet)



First Floor
Approx. 82.5 sq. metres (888.5 sq. feet)





Main features

- Beautiful, detached, characterful home
- Huge rear garden with quaint patio area & fabulous far reaching views
- Steeped with stunning period features
- Room for improvement & potential for further development subject to planning permission
- Fantastic location in popular part of Patcham close to local amenities, bus route & commuter links including A27 & A23



Nearest Schools

Primary Schools: Patcham Junior School 0.2 miles, Westdene Primary 0.5 miles, Carden Primary 0.8 miles

Secondary Schools: Patcham House Special School 0.1 miles, Patcham High School 0.1 miles, Dorothy Stringer



Transport Information

Train Stations: Preston Park 1.1 miles, Moulsecomb 1.7 miles, London Road 1.8 miles



Address

Overhill Way, Brighton, BN1



Directions

For directions to this property please contact us.



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Call Patcham Branch 01273 541934 ■ cubittandwest.co.uk



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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