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## 7 Overhill Way

Brighton, BN1 8WP

£495,000

A detached three bedroom, family home in need of some updating with a pretty south west facing garden offered for sale with no onward chain.

Overhill Way is to be found in the heart of the sought after Patcham district of Brighton ideal for families due to the close proximity to schools and conveniently located close to shops with easy access to the A23/A27 and Preston Park mainline railway station. Regular bus services run close by providing access into the city centre.

A path leads to the front door which opens into the entrance hall on the ground floor level where a well-equipped kitchen and dining room both with views over the pretty rear garden, two bedrooms and bathroom and separate WC are to be found. Stairs lead down to the garden level having a useful area of storage under the stairs to the third bedroom and living room which has sliding patio doors leading out to the south west facing garden directly onto the patio which in turn leads onto the mature garden mainly laid to lawn which is flanked by mature trees and shrubs. To the front is a pretty garden and a driveway providing off road parking for several vehicles leading to a single garage.

Council tax band E

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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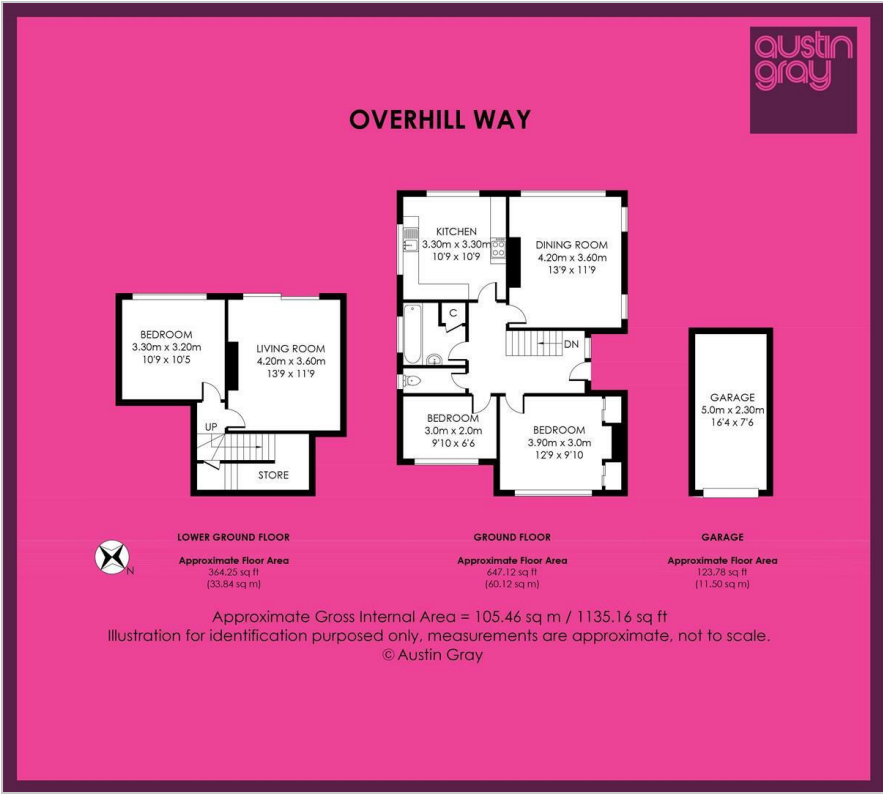
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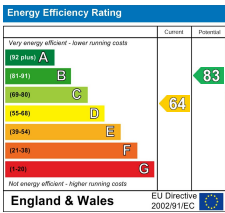
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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