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sales & lettings

Overhill Drive

Brighton

Offers Over £700,000



Located in the established residential area of Patcham, with convenient access to central Brighton and the South Downs, this site presents an excellent development opportunity. Planning Reference - BH2025/01589

The existing property is a three-bedroom 1930s Art Deco semi-detached house, set on a generous plot with off-street parking, garage and a sizeable rear garden with a westerly aspect. The house requires full refurbishment throughout.

Of particular interest to developers, planning permission has been granted for the construction of a separate three-bedroom detached dwelling within the plot, complete with private garden and off-street parking. Architect drawings are available.

This is a rare opportunity to acquire a site with consent in place, offering clear potential for redevelopment or enhancement in a well-regarded residential location.

Please view the Brighton & Hove Planning Application website - <https://publicaccess.brighton-hove.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Planning Reference - BH2025/01589

In the Local Area

Situated in the sought after Patcham area of Brighton, this house is conveniently located for easy access to both Brighton and Preston Park mainline stations. Conveniently located bus stops on Carden Avenue and in Patcham Village provide routes across the city and to outlying areas.





Nearby Patcham Village, Preston Drive, and London Road offer a large variety of shops, bars and restaurants while closer to home there are more amenities on Carden Avenue and Ladies Mile Road including M&S and Next stores along with an Asda superstore for the family shop.

With plenty of nearby green open spaces to choose from, Withdean Park and Preston Park are both within easy reach. For those who like to practise their swing Hollingbury Golf Course is nearby and the breathtaking vistas of the South Downs are within easy reach.

Local schools include the ever popular Wishing Tree Nursery, Patcham Infant School and Nursery Class, Balfour Primary School and Dorothy Stringer, along with Patcham High School, Varndean School, Downs View Link College and Varndean College.

Further Information

This semi-detached house is not currently located within a controlled parking zone and is in Council Tax band E, which was charged at £3,152.65 for 2026/27.

EPC rating - F

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

Parking - Not currently a controlled parking zone, and the property benefits from a driveway and a garage.

Please view the Brighton & Hove Planning Application website - <https://publicaccess.brighton-hove.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Planning Reference - BH2025/01589

This information has been provided by the seller. Please obtain verification via your legal representative.





- Key:**
- a new access (permeable paving)
 - b pitched roof
 - c private garden
 - e proposed hedges
 - f proposed trees
 - g parking spaces (permeable paving)
 - h planted areas
 - j ramped access (permeable paving)
 - k covered bike store
 - i pedestrian path (permeable paving)
 - m bin store area (permeable paving)
 - n ev charge point
 - p future chairlift with 8 volt supply
 - q pv panels
 - r green roof system

Planning issue

- D 21.01.2026 Roof revisions and ramp added
- C 15.10.2025 Permeable paving
- B 10.10.2025 Rain garden omitted
- A 23.09.2025 Reduced scheme

rev.	date

No dimensions to be scaled from this drawing. Any dimensions shown on the drawing should be checked on site.

This drawing has been produced for Planning purposes only and should not be used as a Technical or Building Regulations drawing and must not be used for Construction purposes in any way.

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client

Mrs Susan Tanner

project **80 Overhill Drive
Brighton, BN1 8WJ**

drawing **Proposed Site Layout**

scale **1:200@A3** date **April 2025** drawn **nm**

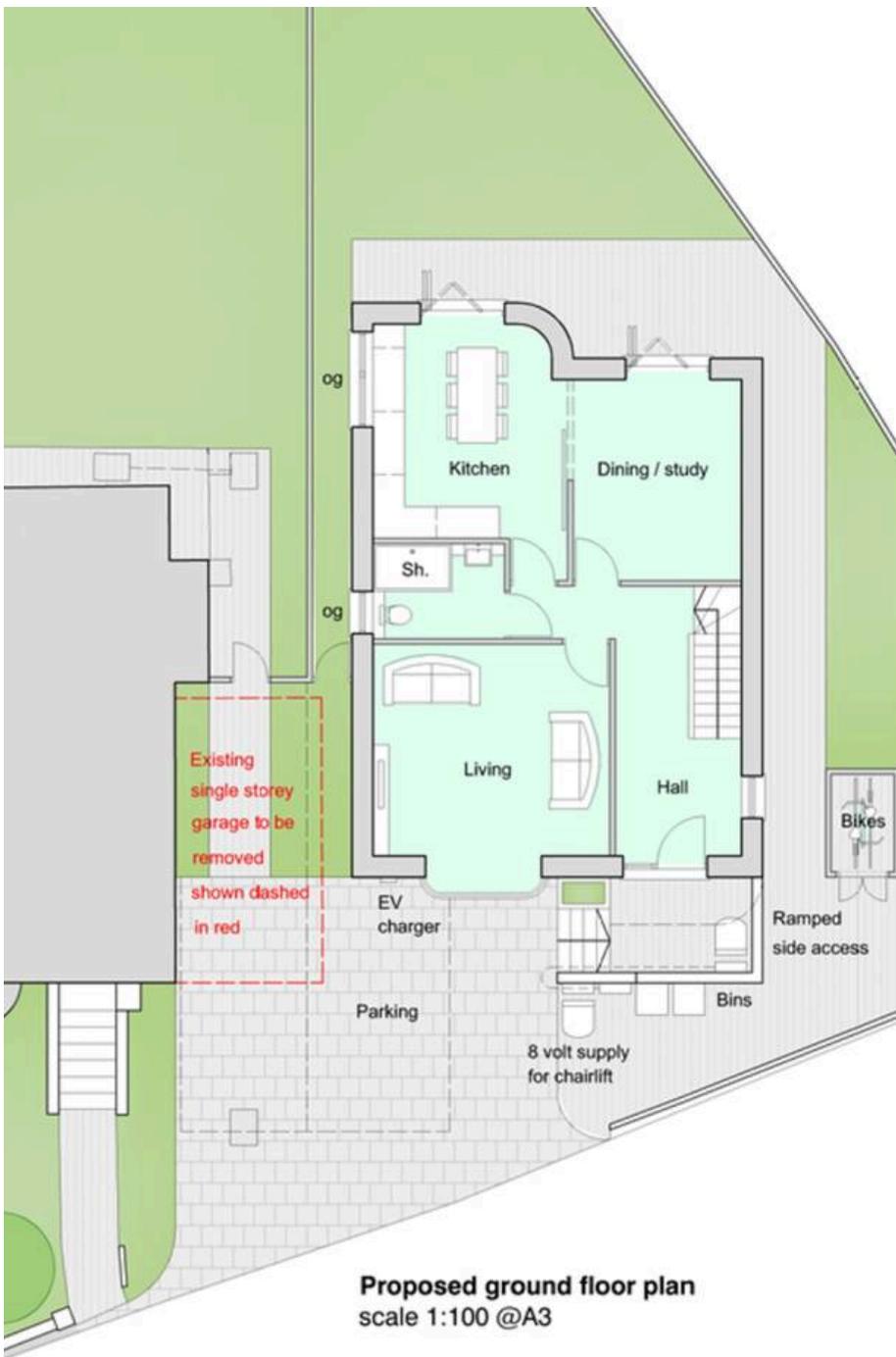
2d St Johns Road Hove, East Sussex BN3 2FB
tel: 01273 203230
email: info@taarchitects.co.uk

Turner Associates
Architects and Planning Consultants

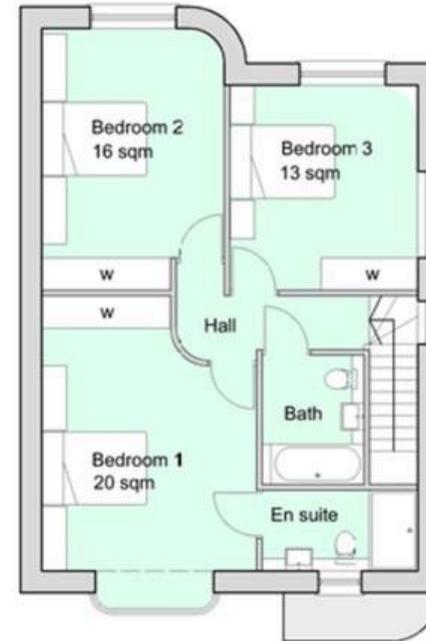
TA 1576 / 10 rev. **D**

Proposed site layout - roof plan scale 1:200 @A3





Proposed ground floor plan
scale 1:100 @A3



Proposed first floor plan
scale 1:100 @A3

Accommodation

136.5 sqm gross internal area

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project

80 Overhill Drive
Brighton, BN1 8WJ

drawing

Proposed Floor Plans

scale 1:100@A3 date April 2025 drawn nm

2d St Johns Road Hove, East Sussex BN3 2FB tel: 01273 203230 email: info@taarchitects.co.uk

Turner Associates
Architects and Planning Consultants





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client
Mrs Susan Tanner
 project
 80 Overhill Drive
 Brighton, BN1 8WJ
 drawing
Proposed Street Scene
 scale 1:200@A3 date April 2025 #rev. #nm
 2d St Johns Road
 Brighton, East Sussex BN1 3PB tel: 01273 202326
 email: info@turnerassociates.co.uk

Turner Associates
 Architects and Planning Consultants
 TA 1576 /11 B



Proposed front / south-east elevation / contextual street scene / section BB scale 1:200 @A3
 drawing 10 for section references



Planning issue

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client
Mrs Susan Tanner
 project
 80 Overhill Drive
 Brighton, BN1 8WJ
 drawing
Proposed Elevation
 scale 1:100@A3 date April 2025 #rev. #nm
 2d St Johns Road
 Brighton, East Sussex BN1 3PB tel: 01273 202326
 email: info@turnerassociates.co.uk

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Proposed side / north-west elevation scale 1:100 @A3



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 email: info@turnerassociates.co.uk

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Proposed side / north-east elevation scale 1:100 @A3



Proposed block plan scale 1:500 @A3



Existing site location plan scale 1:1250 @A3



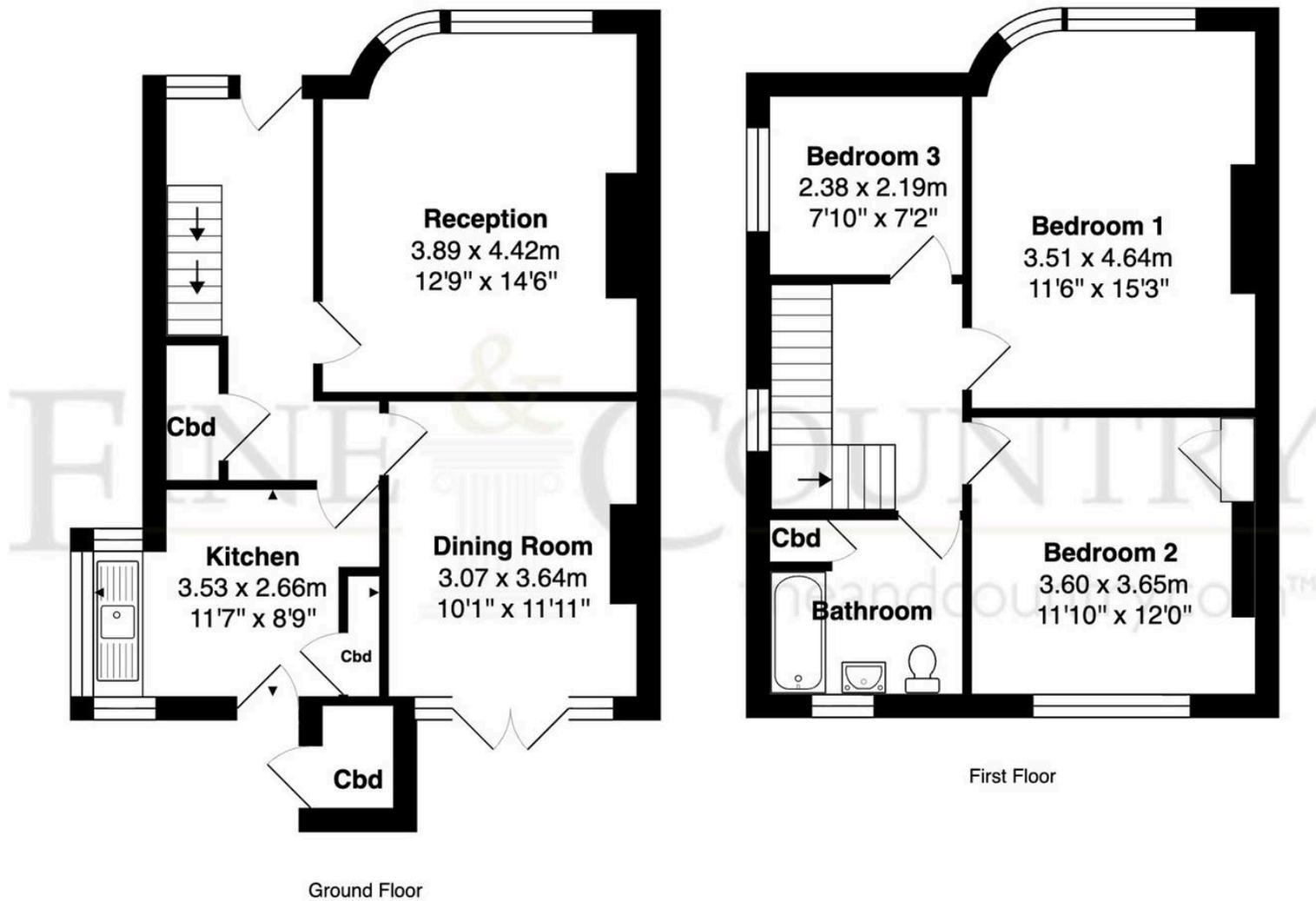
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client
Mrs Susan Tanner
 project
 80 Overhill Drive,
 Brighton, BN1 8WJ
 drawing
Location & Block Plan
 scale 1:500@A3 date Feb 2025 #rev. #nm
 2d St Johns Road
 Brighton, East Sussex BN1 3PB tel: 01273 202326
 email: info@turnerassociates.co.uk

Turner Associates
 Architects and Planning Consultants
 TA 1576 /01 B



Total Area: 95.0 m² ... 1023 ft²

All measurements are approximate and for display purposes only.

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Sawyer & Co- Brighton

211 Preston Road, Brighton - BN1 6SA

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.