

**Spencer
& Leigh**



73 Lyminster Avenue, Hollingbury, Brighton, BN1 8JL



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Brighton, BN1 8JL

O.I.R.O £450,000 - Freehold

- End of Terrace Family Home
- Three Good Sized Bedrooms
- Far Reaching Views of the Downs
- Bright Open Plan Living/Dining Room
- Modern Fitted Kitchen & Breakfast Bar
- Recently Fitted Shower Room and Separate W/C
- Decked Rear Sun Terrace & Further Lawn Area
- Additional Parking & Garage
- Vendors Suited
- Exclusive to Spencer & Leigh

Spencer & Leigh are pleased to offer for Sale this Delightful Family Home, located at the End of a popular row of Terraced properties. Lyminster Avenue's location is considered excellent, being close to local shopping facilities, good schools, Hollingbury Woods & Golf Course and a regular Bus route serving the City Centre.

This property itself boasts Two Ground Floor Reception rooms, which are Open Plan and Double aspect allowing natural light to flood in, perfect for entertaining guests or simply relaxing and taking in the View of the South Downs. The Kitchen has been recently renovated and offers plenty of storage and worktop space, whilst a Breakfast Bar is conveniently located in the centre of the room.

Stairs lead up to the First floor where there are Three Good-sized Double Bedrooms, all feature built-in Wardrobes and storage cupboards and a newly fitted Shower-room and a separate Toilet complete the top floor!

Outside the garden has two distinct areas, a Decked Sun terrace providing a sense of tranquillity and natural beauty right at your doorstep and a further lawn area surrounded by mature borders. Additionally, the rear garage and further access provide ample storage space and convenience for parking.

With so much on the doorstep, breathtaking views and plenty of space inside, early viewing is essential to appreciate all this Family Home has to offer! Call now to book your viewing today!



Lyminster Avenue is ideally situated for all amenities including local shops and supermarkets including M & S food, Matalan, Pets at Home and Asda stores, What are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



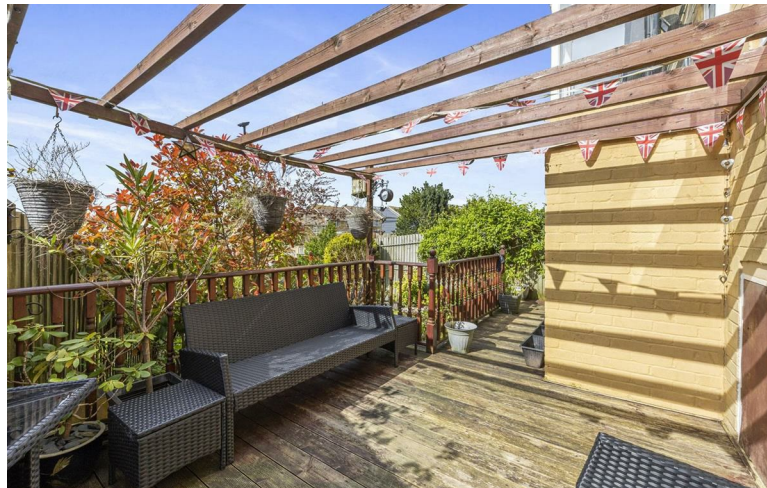
Entrance
 Entrance Hallway
 Living Room
 16'8 x 11'9
 Dining Room
 10'2 x 9'10
 Kitchen
 12'5 x 9'10
 Stairs rising to First Floor
 Bedroom
 13'9 x 11'9
 Bedroom
 11'9 x 8'10
 Bedroom
 10'9 x 9'10
 Shower Room
 Separate W/C
 OUTSIDE
 Rear Garden
 Store
 10'5 x 10'5
 Garage
 18'4 x 9'2

Property Information
 Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage and un-restricted on street parking
 Broadband: Standard 12 Mbps, Superfast 95 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

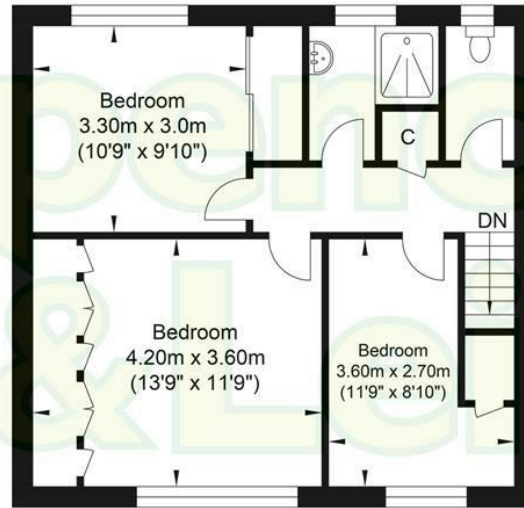
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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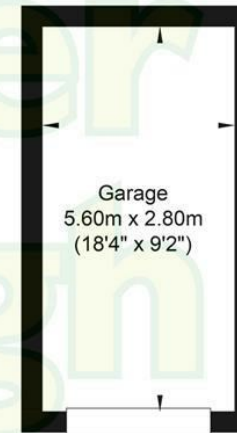
Lyminster Avenue



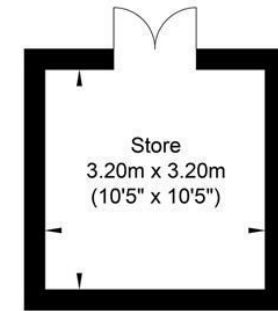
Ground Floor
Approximate Floor Area
504.82 sq ft
(46.90 sq m)



First Floor
Approximate Floor Area
504.82 sq ft
(46.90 sq m)



Garage
Approximate Floor Area
168.77 sq ft
(15.68 sq m)



Outbuilding
Approximate Floor Area
110.22 sq ft
(10.24 sq m)



Approximate Gross Internal Area = 119.72 sq m / 1288.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.