

Spencer  
& Leigh

Spencer  
& Leigh  
01273 565566  
www.spencerandleigh.co.uk  
FOR SALE



63 Lyminster Avenue, Brighton, BN1 8JL



63 Lyminster Avenue,  
Brighton, BN1 8JL

Guide Price £425,000 - £450,000 Freehold

- Semi Detached Family Home
- Two Double Bedrooms
- Vendor Suited Onwards
- Favoured Westerly Facing Rear Garden
- Large Deck & Sun Terrace
- Beautiful Distant Views
- Driveway for Multiple Vehicles
- Air Source Heat Pump
- Ideal Starter Home/ First Time Purchase
- Exclusive to Spencer & Leigh

GUIDE PRICE £425,000 - £450,000

Lyminster Avenue is situated on the outskirts of both Patcham and Hollingbury, offering the advantages of both locations along with a stunning distant view of the South Downs.

The property is presented in immaculate condition throughout and has undergone numerous updates in recent years, most notably the installation of an air source heat pump.

Inside, you will find a separate lounge with a bright dual aspect and a spacious kitchen/diner that runs from the front to the back of the home. The kitchen is equipped with an integrated dishwasher and provides ample space for a washing machine and a large fridge freezer, along with plenty of room for a dining table and chairs.

Stairs lead to the first floor, where a wide landing offers additional views of the beautiful South Downs. Here, you will find two double bedrooms and a family bathroom.

Outside, the large west-facing garden features a full-width decked area, perfect for enjoying long sunsets on summer evenings. There are also brick-built storage sheds, providing excellent space for garden furniture or bicycles. Parking is available on a private hardstanding that accommodates several vehicles.

Early viewing is highly recommend to appreciate all this Family Home has to offer!



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  
13' x 11'9  
Dining Room  
9'5 x 8'5  
Kitchen  
9'5 x 9'4  
Stairs rising to First Floor

Bedroom  
16'8 x 10'  
Bedroom  
12'4 x 10'3  
Family Bathroom

OUTSIDE  
Rear Garden


Property Information  
Council Tax Band C: £2,078.28 2024/2025  
Utilities: Mains Gas, Mains Electric. Mains water and sewerage  
Parking: Private Driveway and un-restricted on street parking  
Broadband: Standard 7 Mbps, Superfast 132 Mbps, Ultrafast 1800 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.

t: 01273 565566  
w: www.spencerandleigh.co.uk



Council:- BHCC  
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Spencer  
& Leigh

# Lyminster Avenue



Approximate Gross Internal Area (Excluding Store) = 72.8 sq m / 784.0 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.