

Guide price £500,000 Freehold



18 Lambourne Road,
Brighton, BN1 7FD

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GUIDE PRICE £500,000 - £550,000

A STUNNING 4 bedroom, 4 bathroom semi-detached family home situated in POPULAR Hollingdean. Some of the property highlights include, 2 en-suite shower rooms, private driveway providing OFF ROAD PARKING, solar panels, MODERN OPEN PLAN kitchen/living/dining room with underfloor heating & separate utility room & is being offered for sale with a 10 year new build warranty & NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: tbc



Front door to:

Entrance Hall

uPVC double glazed frosted glass to panel to front, doors to all rooms, stairs rising to first floor, stairs descending to lower ground floor, radiator.

Bedroom

uPVC double glazed window to front, radiator.

Bedroom

uPVC double glazed window to rear with views over Brighton, radiator, door to:

En-Suite Shower Room

Walk in shower cubicle with mains fed wall mounted shower unit over, glass shower screen, wash hand basin with mixer tap & drawers below, low level close coupled WC with push button flush, ceiling mounted extractor fan, ladder style heated towel rail, recessed spotlights, part tiled walls, laminate flooring.

Bathroom

Low level close coupled WC with push button flush, wash hand basin with mixer tap & drawers below, panelled bath with mixer tap, mains fed wall mounted shower unit over, glass shower screen, ladder style heated towel rail, part tiled walls, laminate flooring, recessed spotlights, uPVC double glazed window to rear with frosted glass.

Lower Ground Floor

Hallway

Doors to all rooms, herringbone style LVT flooring.

Open Plan Kitchen/Lounge/Dining Room

Kitchen Area:

Range of wall, base & drawer units with work surfaces over, kitchen island with inset 1.5 bowl single drainer sink unit with mixer tap, fitted eye level 'Lamona' oven, fitted eye level 'Lamona' microwave, inset 'Lamona' hob with extractor fan above, glass splashback, space for American style fridge/freezer, herringbone style LVT flooring, recessed spotlights, underfloor heating, soot to Utility Room.

Lounge/Dining Room:

Continuation of herringbone style LVT flooring, underfloor heating, recessed spotlights, uPVC double glazed window to rear overlooking rear garden, uPVC double glazed glass panels to side, uPVC double glazed bi-folding doors to rear garden.

Utility Room

Range of base units with work surfaces over, inset single drainer sink unit with mixer tap, built in cupboard housing boiler & solar panel controls, recessed spotlights, underfloor heating, herringbone style LVT flooring.

Shower Room

Low level close coupled WC with push button flush, wash hand basin with mixer tap & drawers below, corner shower cubicle with mains fed shower unit over, ceiling mounted extractor fan, part tiled walls, herringbone style LVT flooring, recessed spotlights.

First Floor Landing

Velux window to rear, door to eaves storage, doors to both bedrooms.

Bedroom

uPVC double glazed window to front, radiator.

Bedroom

uPVC double glazed window to front, Velux window to rear, radiator, door to En-Suite Shower Room.

En-Suite Shower Room

Low level close coupled WC with push button flush, wash hand basin with mixer tap & drawers below, corner shower cubicle with wall mounted shower unit over, ladder style heated towel rail, part tiled walls, laminate flooring, ceiling mounted extractor fan.

Outside

Front Garden

Driveway laid to block paving providing off road parking, pathway to front door, wall mounted outside light, storage space.

Rear Garden

Patio seating area laid to paving, section laid to artificial grass, enclosed by timber fencing.

Total approx floor area

137.73 sq.m. (1482.51 sq.ft.)

V1







IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

Lambourne Road



Lower Ground Floor
Approximate Floor Area
581.25 sq ft
(54.0 sq m)

Ground Floor
Approximate Floor Area
465.21 sq ft
(43.22 sq m)

First Floor
Approximate Floor Area
436.04 sq ft
(40.51 sq m)



Approximate Gross Internal Area = 137.73 sq m / 1482.51 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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