

LOWER BEVENDEAN AVENUE

BRIGHTON



42

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KENDRICK PROPERTY SERVICES



Kendrick Property Services are delighted to bring to market this charming residence that seamlessly blends comfort and convenience. This delightful property boasts three well-appointed bedrooms, providing ample space for a growing family or those seeking roomy accommodations. The inviting living room seamlessly connects to the dining area, creating a spacious and welcoming environment for entertaining or relaxation. One of the standout features of this property is the convenient driveway, ensuring hassle-free parking for residents. Additionally, the thoughtfully designed garden office offers a perfect retreat for remote work or creative endeavors. For nature enthusiasts, quick access to the picturesque South Downs is a notable perk, allowing residents to explore the stunning landscapes and enjoy outdoor activities at their leisure. The surrounding area is rich in educational opportunities, with reputable schools nearby providing quality education for all ages. Transportation is a breeze, with well-connected routes ensuring easy commutes to Brighton city center and beyond.



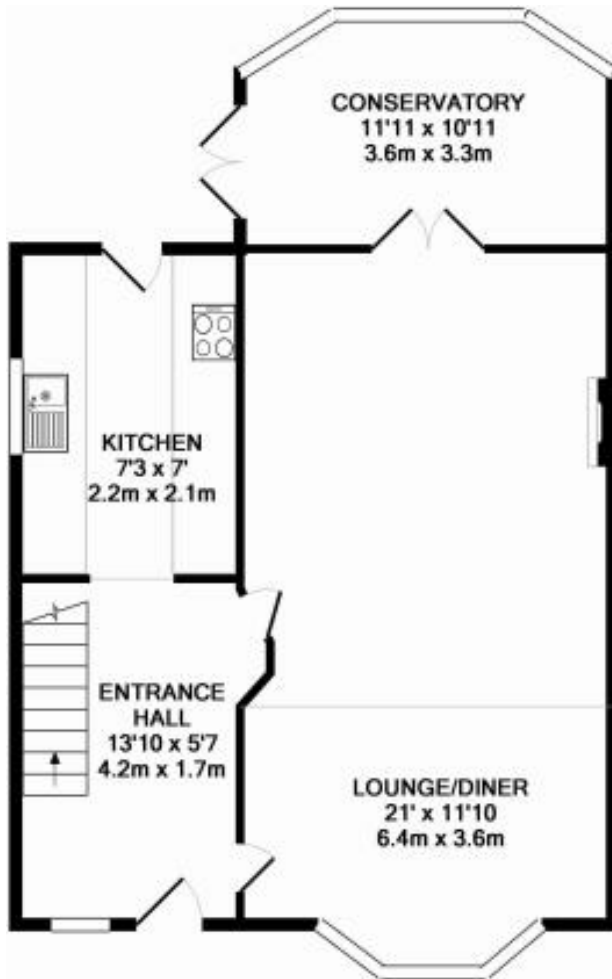
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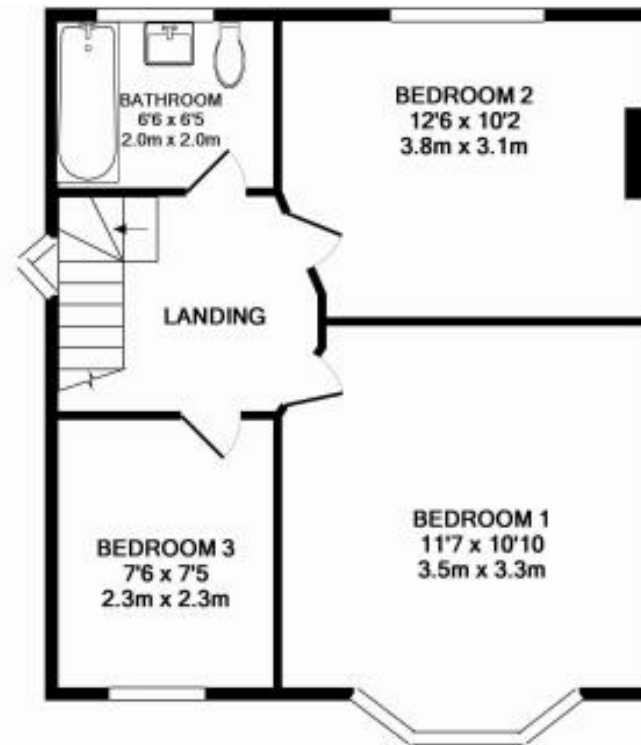


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GROUND FLOOR
 APPROX. FLOOR
 AREA 675 SQ.FT.
 (62.7 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 566 SQ.FT.
 (52.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1241 SQ.FT. (115.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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A. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.

B. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.

C. All measurements are approximate.