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**WEATHERILL**  
Property Group  
*Your Property Matters*



## Flat 4 33a Lyndhurst Road Hove BN3 6FB

We are very pleased to present this really well laid out, spacious, 3 bedroom, first floor flat with benefits including a west facing lounge, a main bedroom with an en-suite shower room and use of the communal gardens, being located close to BHASVIC, St Anns Well Gardens within the ever popular Seven Dials area of Brighton and Hove.



**Offers In The Region Of £400,000 Leasehold**

All of our properties are available to view online at [www.weatherillpropertygroup.co.uk](http://www.weatherillpropertygroup.co.uk)



- AN IMPRESSIVE & VERSATILE FIRST FLOOR FLAT
- 3 BEDROOMS, 2 OF WHICH ARE DOUBLES
- 2 BATHROOMS INCLUDING AN EN-SUITE
- SPACIOUS OPEN PLAN KITCHEN/LIVING AND DINING AREA
- AN ABUNDANCE OF PERIOD FEATURES

## Viewing


Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

## Agents Notes

The flat is arranged over a single level, occupying the first floor of this large corner property. Once inside there are 3 BEDROOMS, A BATHROOM, AN EN-SUITE SHOWER ROOM, A DUAL ASPECT LOUNGE AND THAT ALL IMPORTANT FAMILY SIZED KITCHEN/DINER. The flat offers excellent storage including a large communal loft space which is fully boarded and insulated.

In terms of OUTSIDE SPACE there is a very attractive wrap around communal garden that enjoys a south, west and north aspect. The property is considered to be in good decorative order throughout, has gas central heating, tasteful uPVC double glazed windows and is EXTREMELY WELL LOCATED close to the excellent shopping facilities and eateries at the Seven Dials and within walking distance of Brighton Station.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



## Floor plans

