



Lyminster Avenue, Brighton, BN1 8JN

welcome to

Lyminster Avenue, Brighton

A beautifully presented FOUR BEDROOM family house situated in a sought after position with stunning views towards the South Downs National Park. The property benefits from spacious accommodation and a large outdoor garden room currently used as a games room/gym.

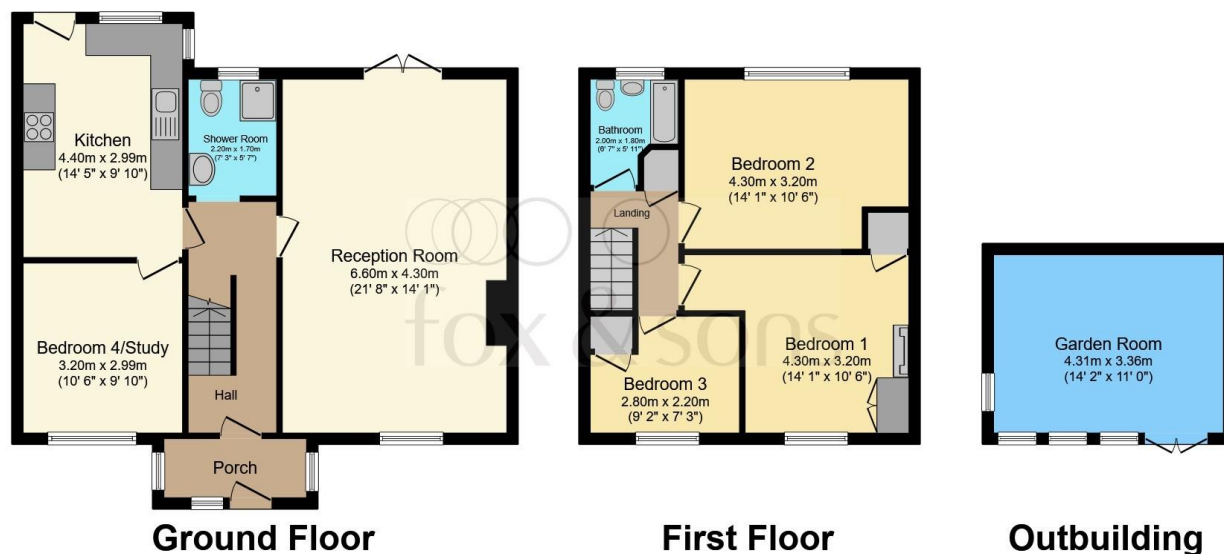


Entering into the spacious hallway you get an instant warm family homely feel. This leads on nicely to the spacious lounge/diner which is a great space for all the family. Also coming off the hallway is the kitchen with plenty of storage, the ground floor shower room and bedroom 4/study.

Moving upstairs this generous home features three bedrooms and a family bathroom. All these rooms are great sizes and feature beautiful views to the South Downs National Park.

Finally, we move out to the impressive landscaped rear garden which can be accessed via the lounge patio doors or the kitchen and there is also external access at the side of the house. The garden area is mainly laid to lawn with a separate secluded patio area. To the rear of the garden, you will find a further seating area and the large garden room which is currently used as a games room/gym and additionally there is a separate workshop/shed for gardening tools, all of which have power and lighting.

To the front of the property you have a well maintained front garden and off road parking for one vehicle. (There is a shed currently situated here and this will not be part of the sale).



Total floor area 120.9 m² (1,301 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location

Lymminster Avenue is situated in an established residential area north of Brighton city centre, which is conveniently located for access to both the A23 and A27 making this ideal home for commuters.

Local shops can be found nearby in Woodbourne Avenue and Wilmington Parade, and more comprehensive shopping can be found at the Hollingbury Retail Park offering Dunelm, Argos and M&S Simply Food as well as the main Asda superstore. There are several local schools in the area which cater for all age groups. County Oak Medical centre & Hollingbury Golf Course are within a short walk away. Local 'bus services run close by giving access to the popular Fiveways, Brighton's famous seafront and promenade along with Brighton city centre.

The property enjoys stunning views over both Hollingbury and Patcham and far reaching views towards The South Downs National Park and the Chattri war memorial.

Key Information

Schools

Primary: Carden Nursery & Primary School - 0.4 miles, Patcham Junior School - 0.6 miles, Patcham Infant School - 0.6 miles, Balfour Primary School - 0.6 miles, Hertford Junior School - 0.8 miles, Hertford Infant & Nursery School - 0.8 miles, St Bernadette's Catholic Primary School - 0.9 miles, Coldean Primary School - 1.2 miles, Westdene Primary School - 1.2 miles, Downs Junior School - 1.2 miles, Downs Infant School - 1.3 miles, Stanford Infant School - 1.5 miles, Stanford Junior School - 1.5 miles.

Secondary: Patcham High School - 0.5 miles, Varndean School - 0.5 miles, Dorothy Stringer School - 0.7 miles, Varndean College - 0.9 miles, Downs View Link College - 0.9 miles, Cardinal Newman Catholic School - 1.8 miles, BHASVIC College - 2.5 miles.

Train Stations

Preston Park Station - 1.1 miles
London Road Station - 1.4 miles
Brighton Mainline Station - 2.4 miles

Amenities

Woodbourne Avenue Shops - 0.3 miles
Wilmington Parade Shops - 0.4 miles
Kamsons Pharmacy/County Oak Medical Centre (Carden Hill) - 0.5 miles
Sainsbury's Local (Carden Avenue) - 0.8 miles
Ladies Mile Road Shopping Parade - 0.9 miles
Asda Superstore (Hollingbury) - 1.2 miles
Fiveways Shopping Parade - 1.2 miles
Patcham Village - 1.5 miles

Main Roads

A23/A27 Road Network - Less than a 10 minutes' drive away.

welcome to

Lyminster Avenue, Brighton

- WELL PRESENTED & EXTENDED FAMILY HOME
- FOUR BEDROOMS
- SPACIOUS LOUNGE & SEPARATE KITCHEN
- FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM
- OFF ROAD PARKING
- REAR GARDEN WITH LARGE GARDEN ROOM
- SECLUDED PATIO AREA
- STUNNING VIEWS TOWARDS THE SOUTH DOWNS

Tenure: Freehold EPC Rating: D

£600,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106306



Property Ref:
PRP106306 - 0005

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01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk