



Larkfield Way, Brighton, BN1 8EF

welcome to

Larkfield Way, Brighton

This spacious detached family house with large rear garden & ample parking in a sought-after position North of Brighton, close to amenities and local transport links. The property consists of two reception rooms, kitchen/breakfast room, four bedrooms, shower room, separate cloakroom & conservatory.



This is a lovely detached house having been extended to provide excellent four bedroom family accommodation. The house further comprises: two reception rooms, extended kitchen, conservatory, family shower room, separate 2nd wc and private driveway with ample of street parking. Situated on a large level plot with an exceptional rear garden in this sought after residential location close to local schools, shops, Hollingbury Park with its golf course and downland walks. Viewing Essential.

Location

Larkfield Way is situated in an established residential area north of Brighton city centre in Hollingbury, which is conveniently located for access to both the A23 and A27 making this ideal home for commuters. There is ample free parking on the street. This spacious house also enjoys far reaching views towards The South Downs National Park.

You will also find County Oak Medical centre, Hollingbury Golf Course, Hollingbury Hillfort & Wild Park Local Nature Reserve on the doorstep. Local bus services run close by giving access to the popular Fiveways, Brighton's famous seafront and promenade along with Brighton city centre.

Key Information

Schools

Primary: Balfour Primary School - 0.5 miles, Carden Nursery & Primary School - 0.7 miles, Hertford Infant School - 0.7 miles, Patcham Junior School - 0.7 miles, Patcham Infant School - 0.7 miles, Hertford Junior School - 0.7 miles, St Bernadette's Catholic Primary School - 0.9 miles, Downs Junior School - 1.1 miles, Westdene Primary School - 1.2 miles, Downs Infant School - 1.2 miles, Stanford Junior School - 1.4 miles, Stanford Infant School - 1.4 miles.

Secondary: Varndean School - 0.3 miles, Dorothy Stringer School - 0.5 miles, Varndean College - 0.6 miles, Patcham High School - 0.6 miles, Downs View Link College - 0.7 miles, Cardinal Newman Catholic School - 1.6 miles, BHASVIC College - 2.4 miles.

Train Stations

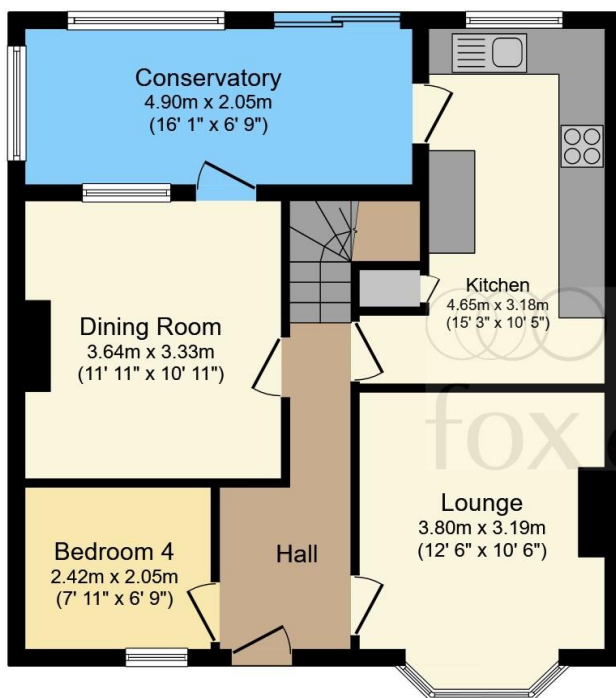
Preston Park Station - 1.1 miles
London Road Station - 1.3 miles
Brighton Mainline Station - 2.2 miles

Amenities

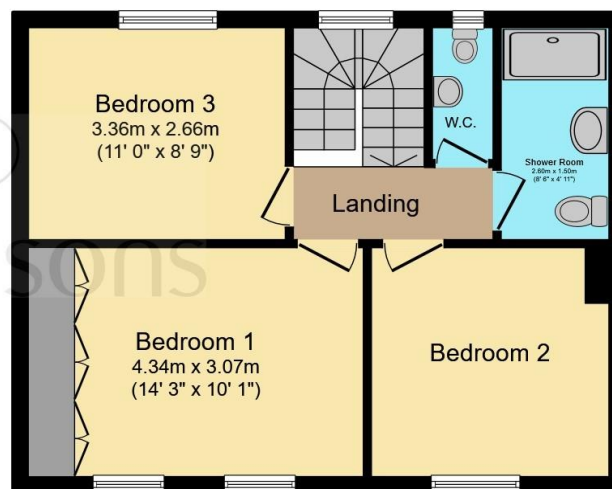
Woodbourne Avenue Shops - 0.2 miles
Wilmington Parade Shops - 0.6 miles
County Oak Post Office/Shopping Parade - 0.9 miles
Sainsbury's Local (Carden Avenue) - 1.1 miles
Ladies Mile Road Shopping Parade - 1.1 miles
Fiveways Shopping Parade - 1.1 miles
M&S Simply Food (Carden Avenue) - 1.2 miles
Asda Superstore (Hollingbury) - 1.5 miles
Patcham Village - 1.6 miles
Pavilion Retail Park (Lewes Road) - 2.1 miles

Main Roads

A23/A27 Road Network - Less than a 15 minutes' drive away.



Ground Floor



First Floor

Total floor area 106.1 m² (1,142 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

welcome to

Larkfield Way, Brighton

- EXTENDED DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN & CONSERVATORY
- SHOWER ROOM & SEPARATE CLOAKROOM
- PRIVATE DRIVEWAY WITH AMPLE PARKING
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES & MAIN TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PRP106339 - 0005

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