



Lyminster Avenue, Brighton, BN1 8JL

welcome to

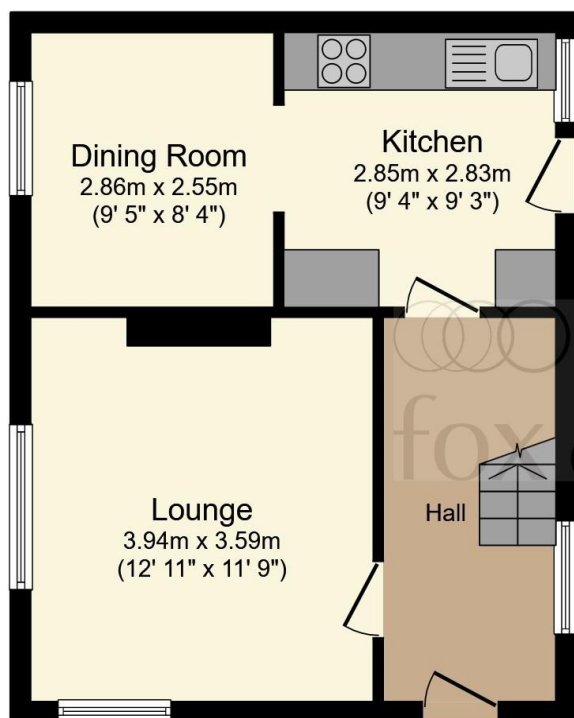
Lyminster Avenue, Brighton

Fox & Sons are excited to bring to the market, this spacious family house located in the popular area of Hollingbury. The property consists of 2 double bedrooms, lounge & separate dining room, kitchen, family bathroom, large rear garden, off road parking & views over the South Downs.

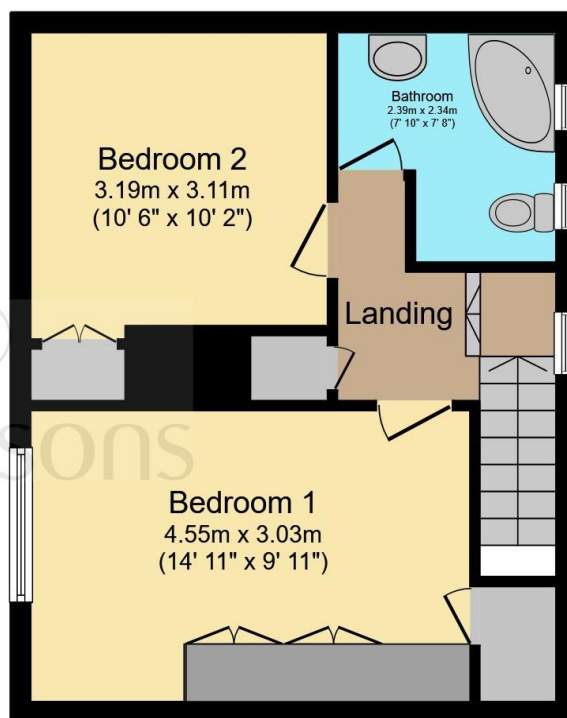


Lyminster Avenue is a popular road located on the Patcham/Hollingbury fringe with amazing far-reaching views. The location allows easy access to local amenities, excellent schools, and transport links. The accommodation comprises of a separate lounge with a bright dual aspect, 19' kitchen/diner with ample space for a dining table and chairs. Stairs rise to the first floor with a wide landing giving further views of the South Downs, and doors leading to two double bedrooms and the family bathroom. Outside the large sunny aspect west facing garden has the added benefit a full width decked area to enjoy those long sunsets on a summers evening. Conveniently there are two brick-built sheds providing excellent storage for garden furniture or push bikes. Parking is provided by a private hardstanding for several vehicles. There is also the potential to extend the property subject to planning permission, making this property extremely versatile. Viewing is highly recommended to appreciate this well presented & kept family home!

The property also benefits from an Air-Source heat pump which provides efficient heating and hot water within the home and has the capacity to significantly lower heating expenses. There is also planning in process to add an additional double storey extension to the rear of the property - plans are available to view.



Ground Floor



First Floor

Total floor area 76.6 m² (824 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

Lyminster 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. This spacious house enjoys stunning views over both Hollingbury and Patcham and far-reaching views towards The South Downs National Park.

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.

Key Information

Schools

Primary: Carden Nursery & Primary School - 0.4 miles, Patcham Junior School - 0.5 miles, Patcham Infant School - 0.6 miles, Balfour Primary School - 0.7 miles, Hertford Infant School - 0.9 miles, Hertford Junior School - 0.9 miles, Coldean Primary School - 1.1 miles, Westdene Primary School - 1.2 miles, Downs Junior School - 1.2 miles, Stanford Junior School - 1.6 miles, Stanford Infant School - 1.6 miles.

Secondary: Patcham High School - 0.5 miles, Varndean School - 0.6 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 - 2.6 miles.

Train Stations

Preston Park Station - 1.3 miles
London Road Station - 1.5 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) - 0.7 miles
Ladies Mile Road Shopping Parade - 0.9 miles
Asda Superstore (Hollingbury) - 1.2 miles
Fiveways Shopping Parade - 1.2 miles
Patcham Village - 1.4 miles

Main Roads

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

welcome to

Lyminster Avenue, Brighton

- SEMI-DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- DUAL ASPECT LOUNGE & SEPARATE DINING ROOM
- KITCHEN
- OFF ROAD PARKING/DRIVEWAY
- LARGE WEST FACING REAR GARDEN
- STUNNING VIEWS TOWARD THE SOUTH DOWNS NATIONAL PARK
- PLANNING IN PROCESS FOR DOUBLE STOREY EXTENSION TO REAR

Tenure: Freehold EPC Rating: B

£450,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106371



Property Ref:
PRP106371 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



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



fox-and-sons.co.uk