



Guide Price
£550,000

Freehold

4x  2x  1x 

**Lyminster Avenue,
Hollingbury, BN1**

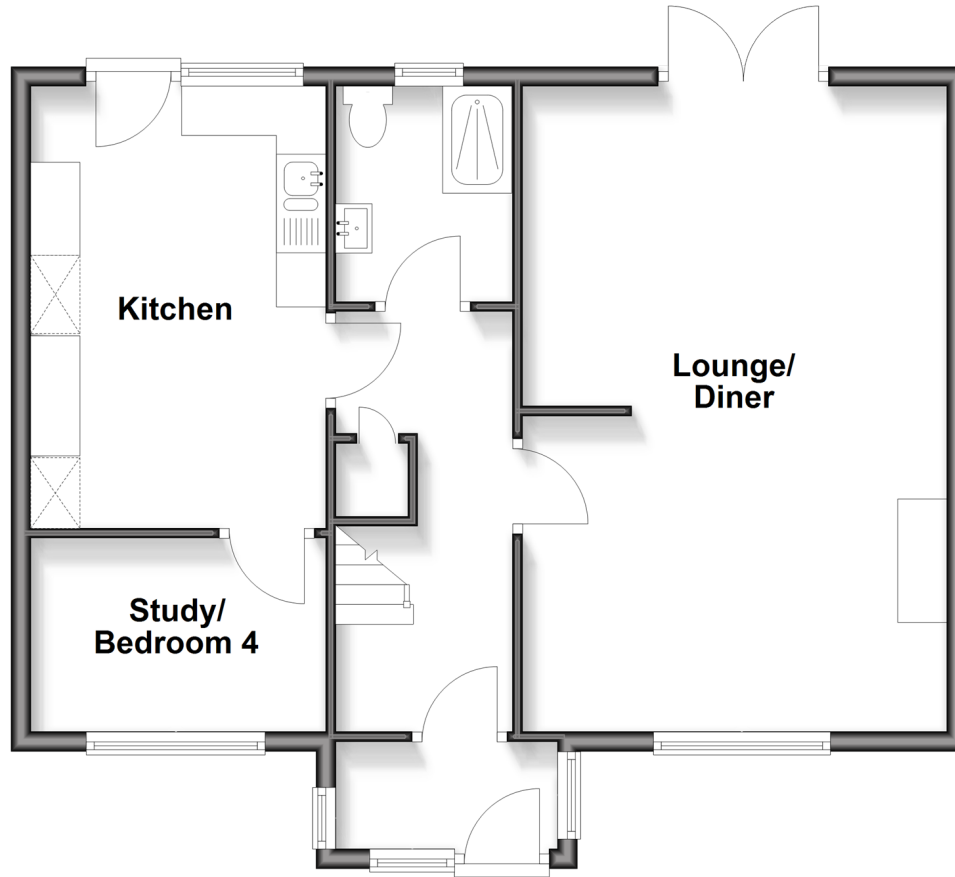
OVER 60?

Secure this property
for up to **59% less!**

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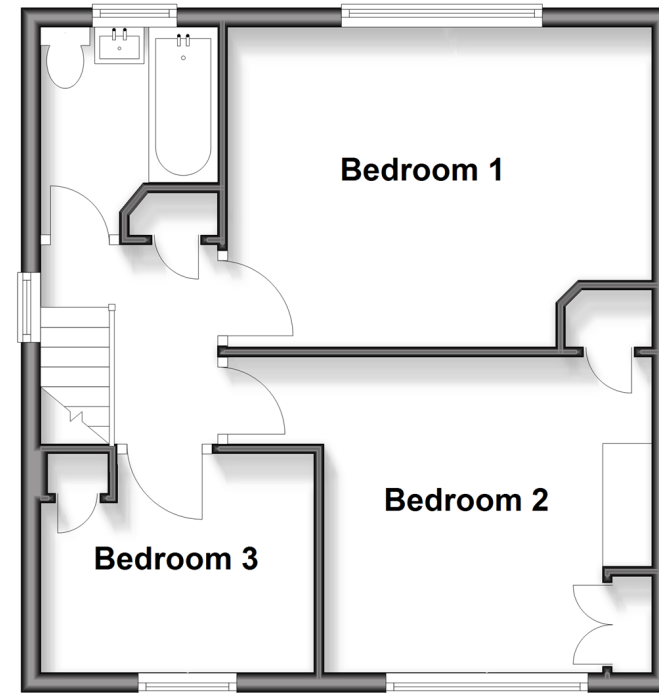
Ground Floor

Approx. 63.5 sq. metres (683.5 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Lounge / Diner: 14'1 x 12'8 (4.30m x 3.86m)

Kitchen: 14'5 x 9'10 (4.40m x 3.00m)

Study / Bedroom 4: 10'6 x 9'10 (3.20m x 3.00m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1: 14'1 x 10'6 (4.30m x 3.20m)

Bedroom 2: 14'1 x 10'6 (4.30m x 3.20m)

Bedroom 3: 9'2 x 7'3 (2.80m x 2.21m)

Bathroom

OUTSIDE

Off Road Parking

Garden Room: 14'2 x 11'0 (4.32m x 3.36m)

Front & Rear Garden



Main features

- Large rear garden with sun deck and barbecue area
- Handy off-road parking, current bike garages
- Huge garden room / bar with pool table
- Dual aspect lounge / diner, modern, light, bright with amazing far-reaching views
- Fantastic location close to local amenities and brilliant commuter links to Ditchling Road and A27



Nearest Schools

Primary Schools: Carden Primary 0.8 miles, Patcham Junior School 0.9 miles, Balfour Junior School 1.0 miles

Secondary Schools: Patcham High School 0.9 miles, Varndean School 1.0 miles, Dorothy Stringer High School



Transport Information

Train Stations: Preston Park 1.7 miles, London Road 1.8 miles, Hove 2.3 miles



Address

Lyminster Avenue, Hollingbury, BN1



Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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