



13 Lyminster Avenue, Brighton, BN1 8JL

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Living/Dining * Kitchen/Breakfast * Conservatory * Downstairs W.C

First Floor: Landing * 3 Bedrooms * Bathroom * Sep W.C

OUTSIDE: Stunning West Facing Garden * Summerhouse * Views * Garage

*** Double Glazing * Gas Fired Central Heating ***

Situated in a popular setting with far-reaching views across the beautiful South Downs, this well-presented detached home offers spacious and versatile living ideal for families or those seeking a tranquil retreat.

The heart of the home is a bright and airy kitchen/breakfast room, perfect for relaxed mornings and entertaining alike. A generous living/dining room flows seamlessly into the conservatory, where you can enjoy uninterrupted views of the rolling hills

Upstairs, you'll find three well-proportioned double bedrooms, each filled with natural light, along with a family bathroom.

Outside, the charm continues. A west-facing garden provides the perfect spot to enjoy afternoon sun and evening sunsets, while the summerhouse offers a peaceful hideaway, home office potential, or creative space. A storage garage completes the picture.



Situated in this popular residential area with local shopping available nearby at Carden Avenue and also Patcham Village and Fiveways. There is also good public transport nearby providing access to all parts of Brighton and Hove within easy reach. Hollingbury Golf Course, Brighton's only municipal course, is also within easy reach as is the beautiful Wild Park Nature Reserve, Stanmer Park and Burstead Woods which are very popular with dog walkers. Both Sussex University and the American Express Community Stadium (home of Brighton & Hove Albion) are less than three miles distant.

Local Information

Patcham High School	0.9 miles
Vardean School	0.7 miles
Dorothy Stringer High School	0.8 miles
Vardean College	0.7 miles

Preston Park Station	1.6 miles
London Road Station	1.6 miles
Brighton Mainline Station	2.8 miles

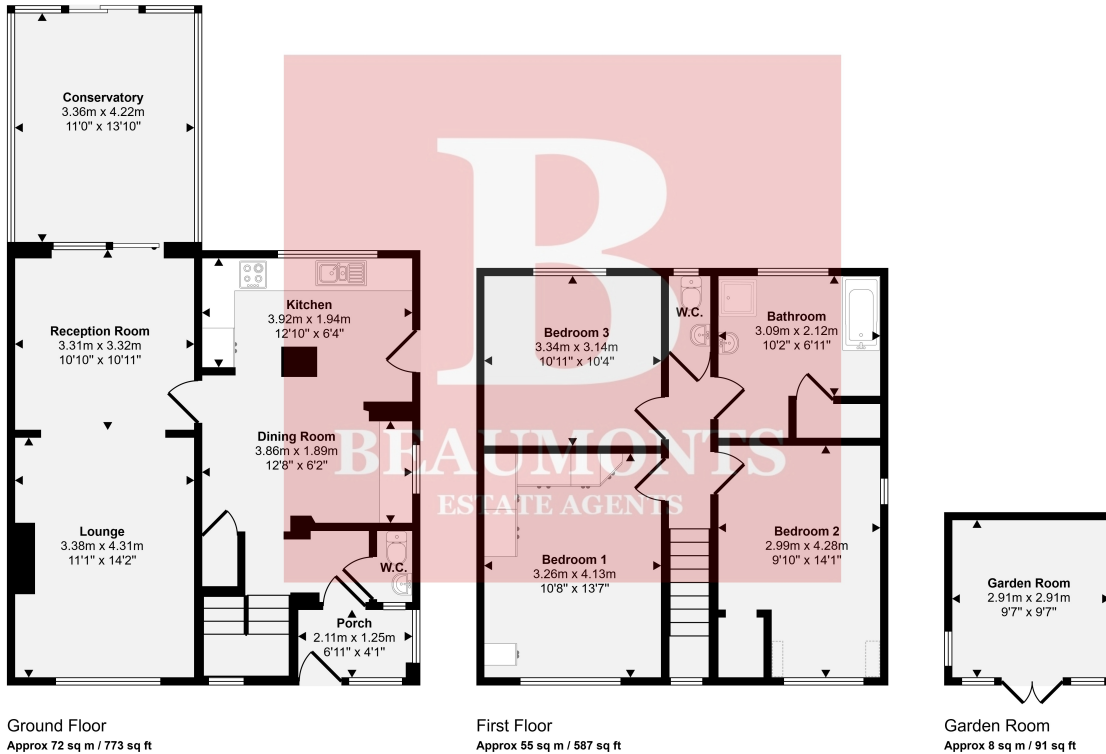
Amex Stadium	3.5 miles
Hollingbury Golf Course	0.5 miles
Brighton Seafront	2.3 miles
Brighton Shopping Centre	2.0 miles

All distances approximate

Council Tax Band D



Approx Gross Internal Area
135 sq m / 1451 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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