



64 Lyminster Avenue, Brighton, BN1 8JN

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Porch * Entrance Hall * Living Room * Kitchen/Breakfast Room * Second Reception Room * Utility Room with W.C *

First Floor: Landing * 3 Bedrooms * Bathroom *

Second Floor: * Bedroom * Stunning Shower Room *

Outside: Rear Garden * Views * Garage *

This beautifully presented four-bedroom residence offers generous living space and exceptional comfort for modern family life. From the moment you arrive, the West facing decked front garden welcomes you with panoramic views of the South Downs-perfect for morning coffee or evening relaxation.

Inside, the home boasts three spacious reception rooms, ideal for entertaining, family gatherings, or creating a dedicated home office. The sleek, modern fitted kitchen is complemented by a practical utility room with a convenient W.C., while two contemporary bathrooms ensure comfort and style across all floors.

Step outside to a private rear garden- a large patio area is ideal for hosting summer barbecues or an afternoon drink, steps lead up to a tiered lawn area with flower borders and shed. A secure garage to the front adds further convenience, whether for parking or additional storage.

This property combines elegance, functionality, and location, making it a perfect haven for families seeking space, style, and stunning scenery.



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

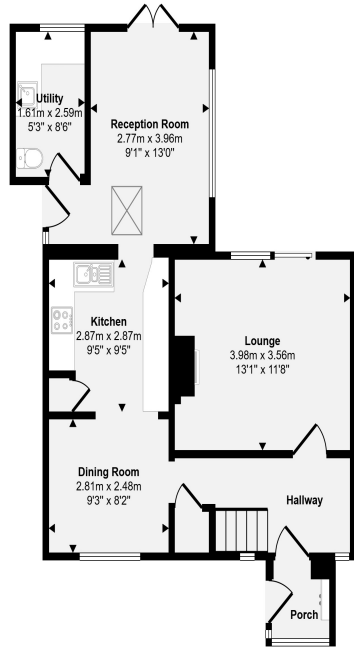
Amex Stadium	3.5 miles
Hollingbury Golf Course	0.5 miles
Brighton Seafront	2.3 miles
Brighton Shopping Centre	2.0 miles

All distances approximate

Council Tax Band C



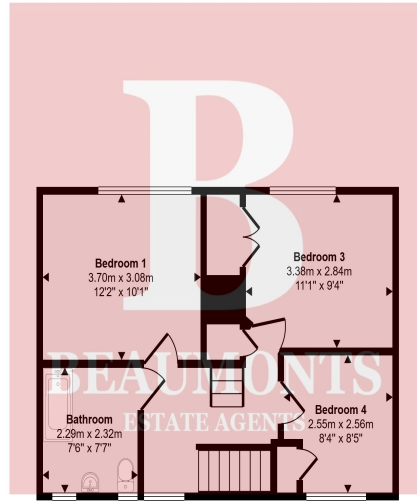
Approx Gross Internal Area
131 sq m / 1406 sq ft



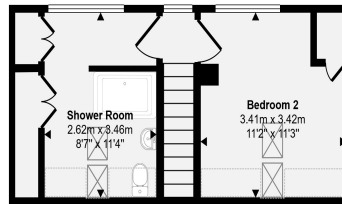
Ground Floor
Approx 58 sq m / 628 sq ft

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.



First Floor
Approx 46 sq m / 490 sq ft



Second Floor
Approx 27 sq m / 288 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BEAUMONTS
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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.