



## 15 LOMOND AVENUE BRIGHTON, BN1 8SN

£700,000  
FREEHOLD

An individually re designed, modernised and extended family home situated on this superb corner plot, enjoying a fantastic large west facing garden and off street parking for several cars. This semi detached home comes with a long list of benefits including a spacious open plan kitchen lounge diner with bi fold doors onto the rear garden, four bedrooms, two reception rooms, two bath/shower rooms and a private drive to front.

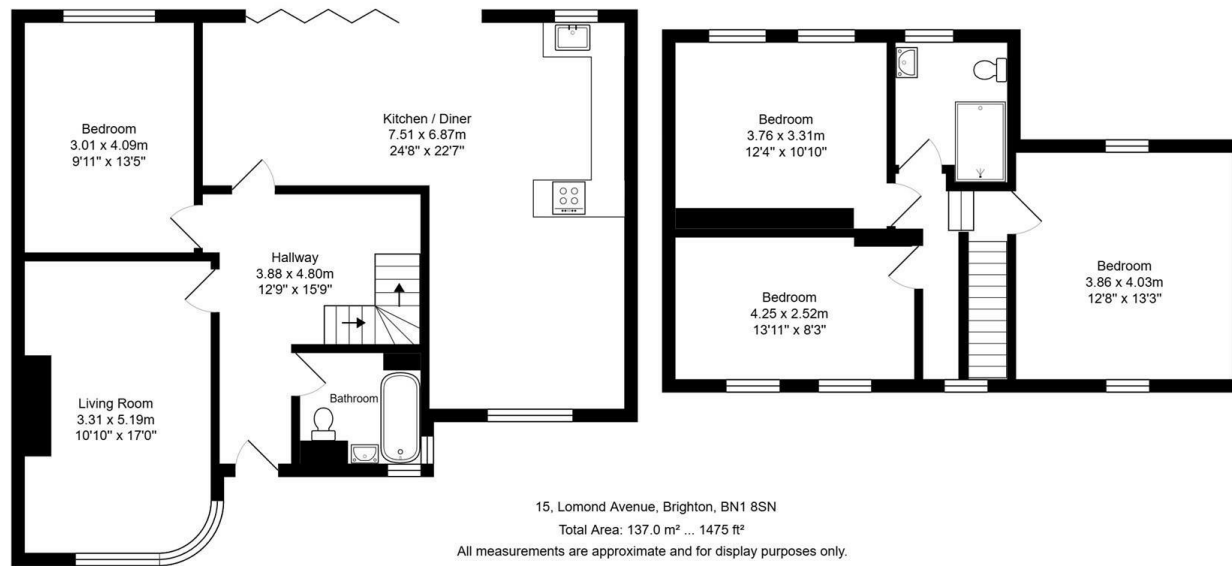
The location will appeal to many, in particular families looking to take advantage of the local schools along with great transport links into the City and surrounding areas. The A27 and A23 are moments away making this a great house for commuters too.

**Nicholas  
James**

SALES LETTINGS AUCTIONS







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales  
 Ground Floor 8 The Drive  
 Hove  
 East Sussex  
 BN3 3JA

01273 917915  
 hello@nicholasjamesproperty.co.uk  
 www.nicholasjamesproperty.co.uk

**Nicholas  
 James**

SALES LETTINGS AUCTIONS