20 Lambourne Road

Brighton, BN1 7FD

Guide price £500,000

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Description

Guide Price £500,000-£550,000

Nestled in the sought-after location of Lambourne Road, Brighton, Avard Estate agents proudly present this stunning newly built 4-bedroom semi-detached house. Boasting a modern design spread across 3 floors, this property is perfect for a growing family.

As you step inside, you are greeted by a spacious living room/bedroom and a further bedroom with an en-suite on the ground floor, along with a convenient family bathroom. The first floor offers two bedrooms, one of which features its own en-suite, providing a touch of luxury.

The lower ground floor is a true highlight, featuring a bright and airy open-plan living area encompassing a kitchen, dining, and living room with under floor heating. Additionally, you'll find a utility room, hallway, and a shower room, offering ample space for all your needs.

Outside, the property boasts a hardstand parking space and a beautifully laid to lawn rear garden with a charming patio area, perfect for outdoor gatherings or simply relaxing in the sun.

Situated in the popular area of Hollingdean, this home is just a stone's throw away from Fiveways, offering a plethora of local amenities including schools, parks, and shops. With excellent transport links to Brighton City
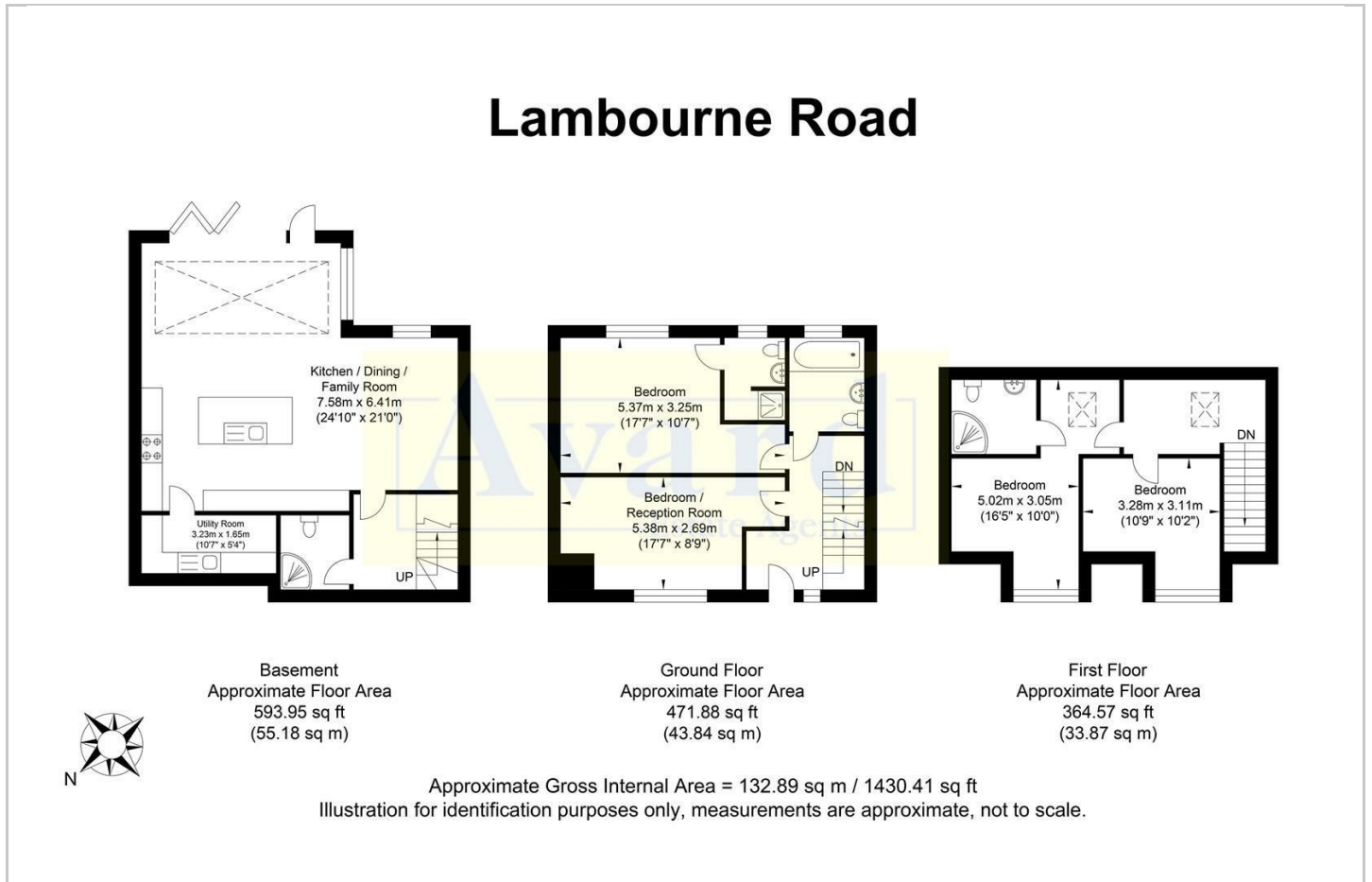
Floor Plan

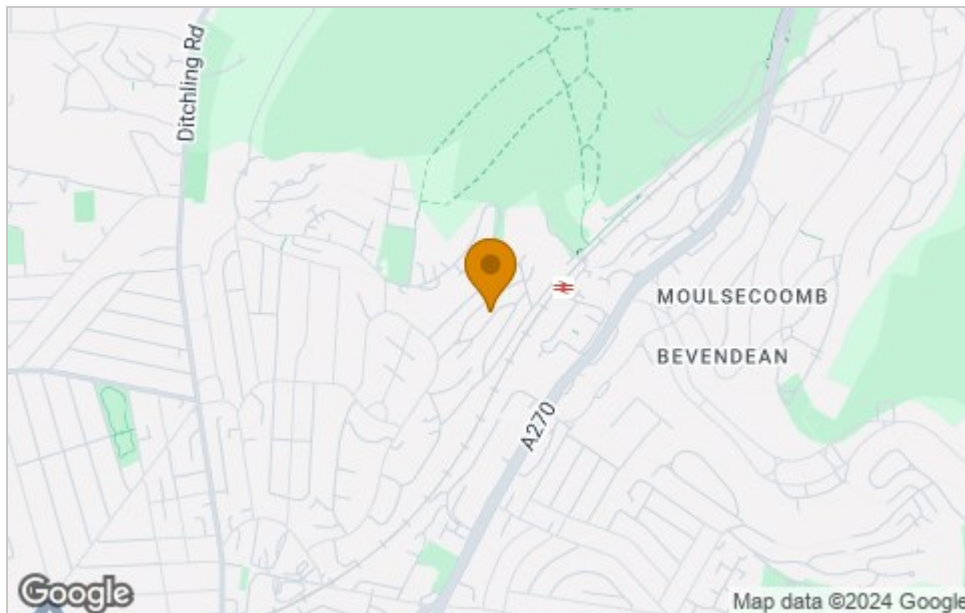## Lambourne Road

Basement
Approximate Floor Area
593.95 sq ft
(55.18 sq m)

Kitchen / Dining /
Family Room
7.58m x 6.41m
(24'10" x 21'0")

Utility Room
3.23m x 1.65m
(10'7" x 5'4")

UP

Ground Floor
Approximate Floor Area
471.88 sq ft
(43.84 sq m)

Bedroom
5.37m x 3.25m
(17'7" x 10'7")

Bedroom /
Reception Room
5.38m x 2.69m
(17'7" x 8'9")

DN

UP

First Floor
Approximate Floor Area
364.57 sq ft
(33.87 sq m)

Bedroom
5.02m x 3.05m
(16'5" x 10'0")

Bedroom
3.28m x 3.11m
(10'9" x 10'2")

DN

N

Approximate Gross Internal Area = 132.89 sq m / 1430.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC
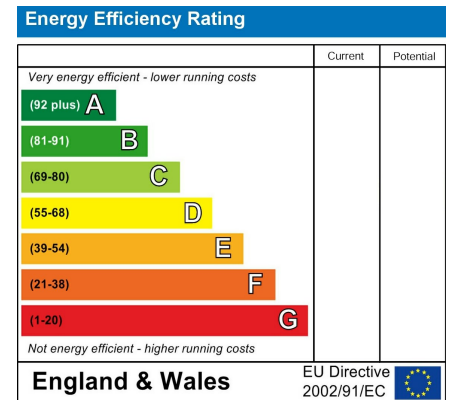
Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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