



18 Lambourne Road

Brighton, BN1 7FD

Guide price £500,000



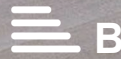
4



4



1



B

18 Lambourne Road, Brighton, BN1 7FD



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 out 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

Avard
Estate Agents



Avard
Estate Agents

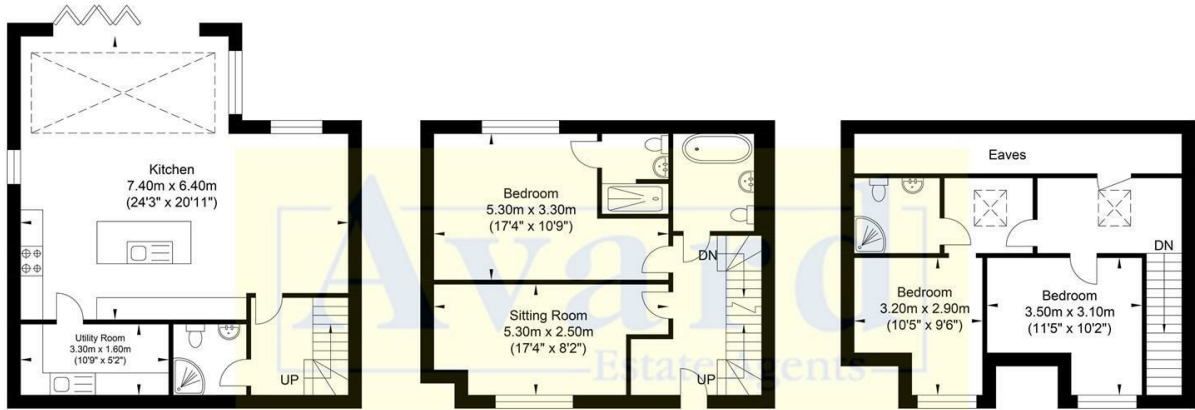


Avard
Estate Agents



Floor Plan

Lambourne Road



Lower Ground Floor
Approximate Floor Area
581.25 sq ft
(54.0 sq m)

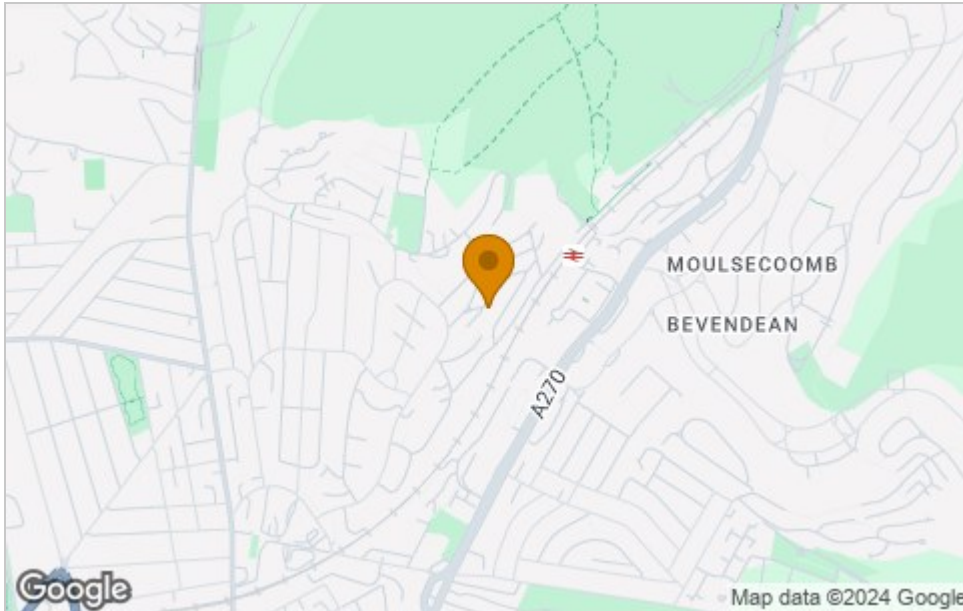
Ground Floor
Approximate Floor Area
465.21 sq ft
(43.22 sq m)

First Floor
Approximate Floor Area
436.04 sq ft
(40.51 sq m)



Approximate Gross Internal Area = 137.73 sq m / 1482.51 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		90	90
(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	
Environmental Impact (CO₂) Rating			

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.