



Guide Price
£550,000

Freehold

3x  2x  1x 

**Lyminster Avenue,
Hollingbury, BN1**

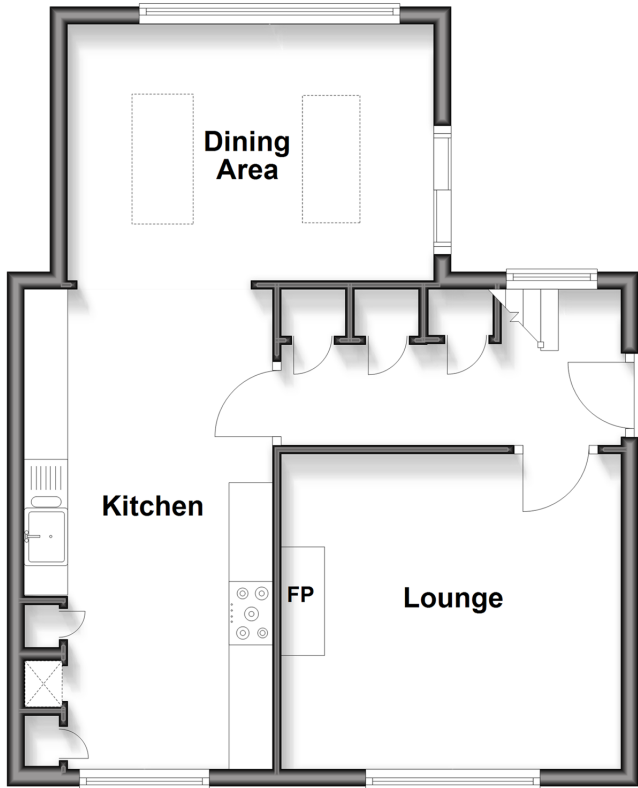
OVER 60?

Secure this property
for up to **59% less!**

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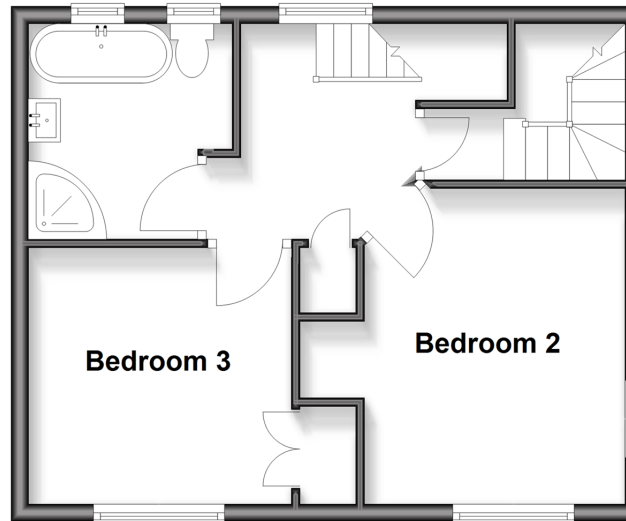
Ground Floor

Approx. 50.9 sq. metres (547.6 sq. feet)



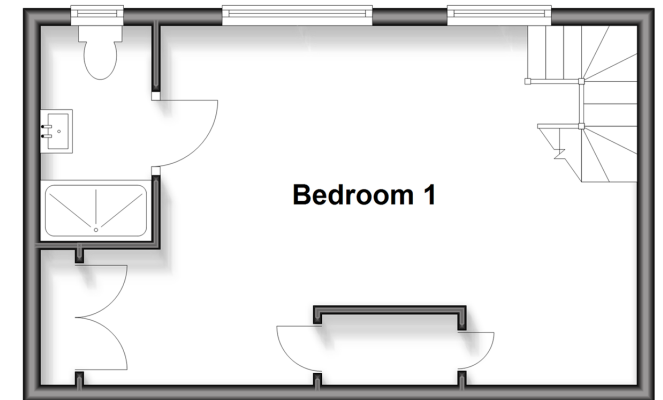
First Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



Second Floor

Approx. 28.4 sq. metres (305.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 12'9 x 11'9 (3.89m x 3.58m)

Kitchen : 18'2 x 9'2 (5.54m x 2.80m)

Dining Area: 13'8 x 8'7 (4.17m x 2.62m)

FIRST FLOOR

Landing

Bedroom 2: 11'9 x 9'8 (3.58m x 2.95m)

Bedroom 3: 10'3 x 9'10 (3.13m x 3.00m)

Bathroom

SECOND FLOOR

Bedroom 1: 18'4 x 12'4 (5.59m x 3.76m)

Walk In Wardrobe

En-Suite Shower Room

OUTSIDE

Off Street Parking

Front & Rear Garden



Main features

- Stunning main bedroom with en-suite walk-in wardrobe & views!
- Cosy lounge with feature fireplace & modern shutters
- Wonderful kerb appeal & handy off-road parking
- Kitchen / diner with vaulted ceilings & oversized windows showcasing the views
- Close to amenities, great schools & direct commuter links to Ditchling Road, A27 & A23



Nearest Schools

Primary Schools: Carden Primary 0.8 miles, Patcham Junior School 0.9 miles, Balfour Junior School 1.0 miles
Secondary Schools: Patcham High School 0.9 miles, Vardean School 1.0 miles, Dorothy Stringer High School 1.1 miles



Transport Information

Train Stations: Preston Park 1.5 miles, London Road 1.8 miles, Hove 2.3 miles



Address

Lyminster Avenue, Hollingbury, BN1



Directions

For directions to this property please contact us.



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Call Patcham Branch 01273 541934 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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