



GOLDIN LEMCKE

Lyndhurst Road, Hove, BN3 6FB
£1,000,000 - £1,100,000 Guide



**GOLDIN
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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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An exceptional five-bedroom end-of-terrace house, occupying a generous corner plot in one of central Hove's most desirable and well-connected locations. Arranged over three floors, the property is beautifully presented throughout and also greatly benefits from three bathrooms, two balconies and a delightful private rear garden.





Further Information

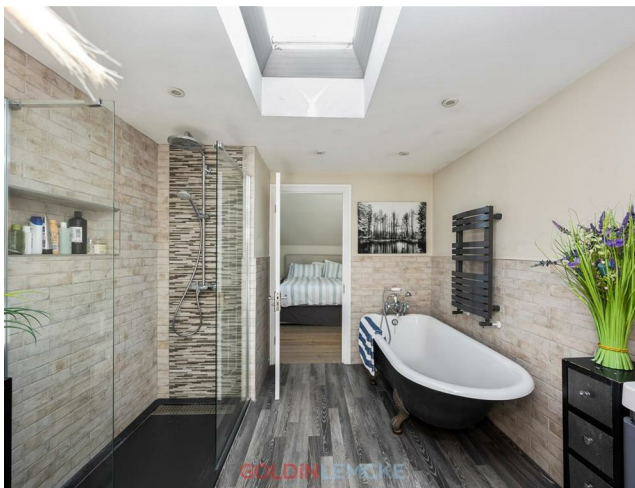
Set back from the road, this wonderful family home is approached via a private pathway and wrap-around front garden, leading into a spacious porch and entrance hall. To the front, there is an excellent sized dual-aspect living room with hardwood flooring and a south-facing bay window, and to the rear, there is a downstairs cloakroom and a truly fantastic triple-aspect kitchen/dining room, filled with natural light and opening directly onto the garden via two sets of double doors.

To the first floor, there are three generously sized double bedrooms and a modern family bathroom with a bath and separate shower. The front and rear bedrooms feature bay windows, with the front opening onto a south-facing balcony and the rear benefitting from its own en suite shower room.

The second floor offers two further spacious double bedrooms and a stylish Jack and Jill bathroom with a freestanding bath and walk-in shower. Both rooms benefit from good storage space in the eaves, and one has double doors opening onto its own east-facing balcony.

To the rear of the property, there is a delightful private garden, well stocked with established borders, patio seating area, and useful gated side access on to Ferndale Road.

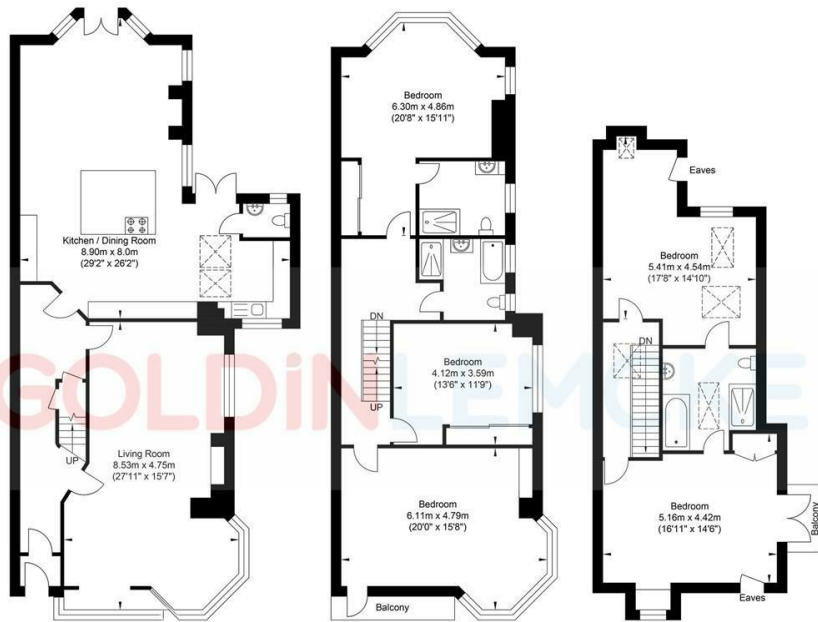
Lyndhurst Road is ideally located in central Hove, just a short walk from Hove Station, offering direct services to London and beyond, making it a convenient choice for commuters. The area is well served by local bus routes along nearby Church Road, providing easy access across the city. The seafront is also within walking distance, and there's a great selection of independent shops, cafés and restaurants close by. Several highly regarded schools are also within easy reach.



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Lyndhurst Road



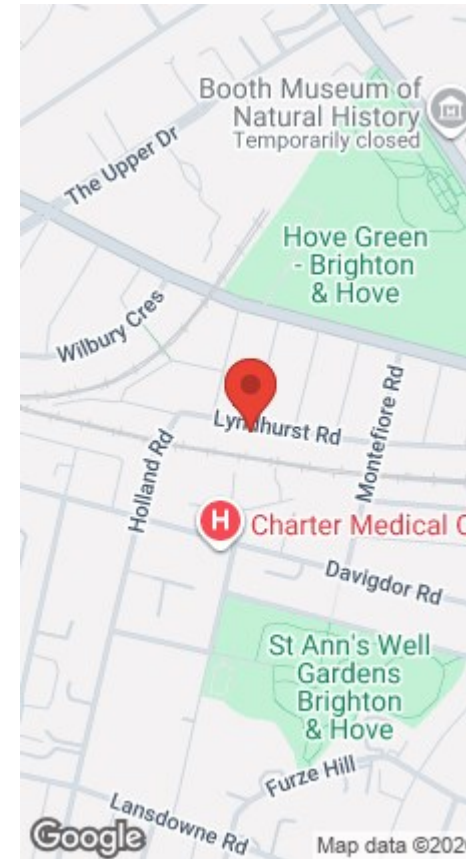
Ground Floor
Approximate Floor Area
1110.72 sq ft
(103.19 sq m)

First Floor
Approximate Floor Area
932.91 sq ft
(86.67 sq m)

Second Floor
Approximate Floor Area
617.95 sq ft
(57.41 sq m)



Approximate Gross Internal Area = 247.27 sq m / 2661.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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SELLING SOMETHING SIMILAR?

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

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.