austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray

32 Nyetimber Hill

Brighton, BN2 4TL

No Offers £325,000

Spacious THREE BEDROOM SEMI-DETACHED family Home in Higher Bevendean, BRIGHTON that is in NEED OF GENERAL UPDATING and MODERNISATION throughout.

Situated on Nyetimber Hill in the elevated district of Higher Bevendean, this double-fronted Semi-detached family home offers an exciting opportunity for buyers looking to modernise and make their mark. The area benefits from a range of local shops, regular bus services into Brighton's vibrant city centre, and Moulsecoomb train station just a short walk away. Reputable schools for all age groups are also well represented throughout the City.

The property is approached via a shared driveway leading to a single garage. Inside, accommodation is arranged over two floors and currently comprises a spacious dual aspect lounge, separate dining room, and a kitchen to the rear overlooking the enclosed garden. Upstairs, there are three bedrooms and a family bathroom/WC.

In need of general updating and modernisation throughout, this home presents a fantastic opportunity to create a comfortable family property in a well-connected Brighton location.

Internal viewing is strictly by appointment with the vendor's sole agents.

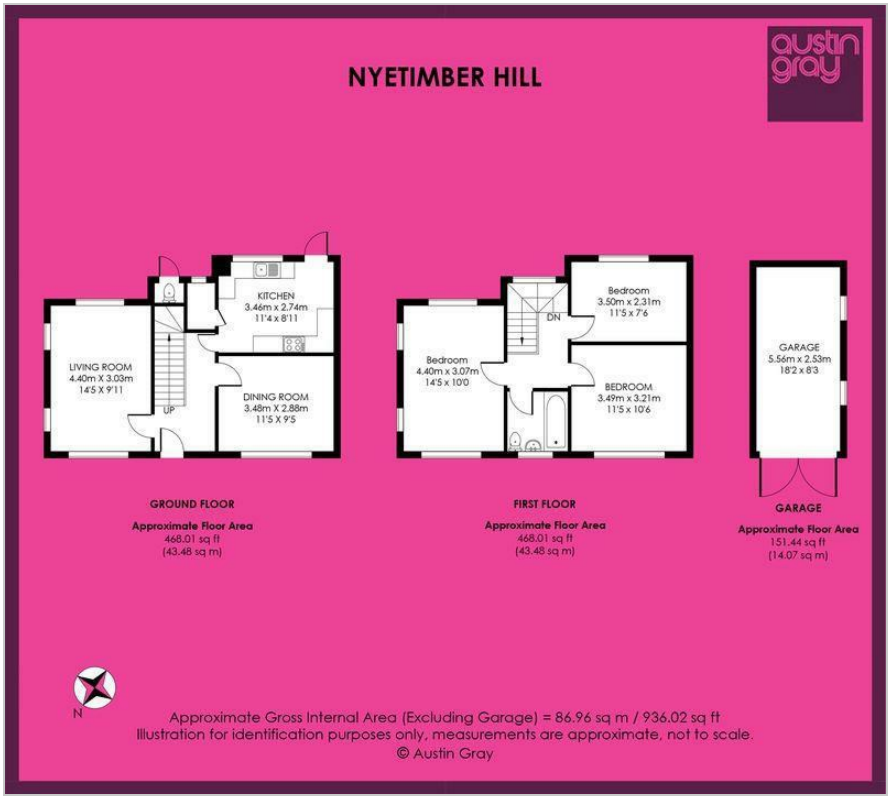
- £325,000 - NO OFFERS
- In Need of General Updating and Modernisation.
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Large Rear Garden
- Shared Drive and Garage
- Sole Agents
- EPC Rating E
- Council Tax Band C

Viewing

Please contact our Austin Gray Residential Office on 01273 232232
if you wish to arrange a viewing appointment for this property or require further information.

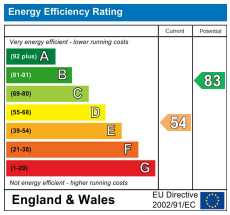
3 1 2 E

Floor Plan



Area Map

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray