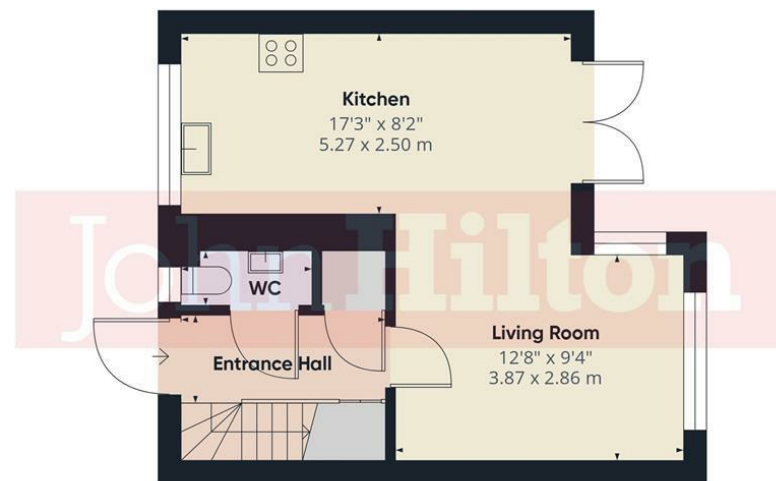


John Hilton

John Hilton

Est 1972



Ground Floor



Floor 1

Total Area Approx 669.00 sq ft

20 Lambourne Close, Brighton, BN1 7FJ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £350,000-£375,000
Freehold

view all our properties at:
www.johnhiltons.co.uk





20 Lambourne Close Brighton, BN1 7FJ

*** GUIDE PRICE £350,000-£375,000 ***

This much-loved home has been in the family for 40 years and has been developed over time, completed in 2008, to provide well laid-out accommodation. Situated in this popular residential area of Hollingdean with local amenities nearby at 'The Dip' and Fiveways, as well as good public transport links to all parts of Brighton and Hove. Moulsecoomb train station is just a 5-minute walk away with direct trains into Brighton for services to London and Gatwick Airport.

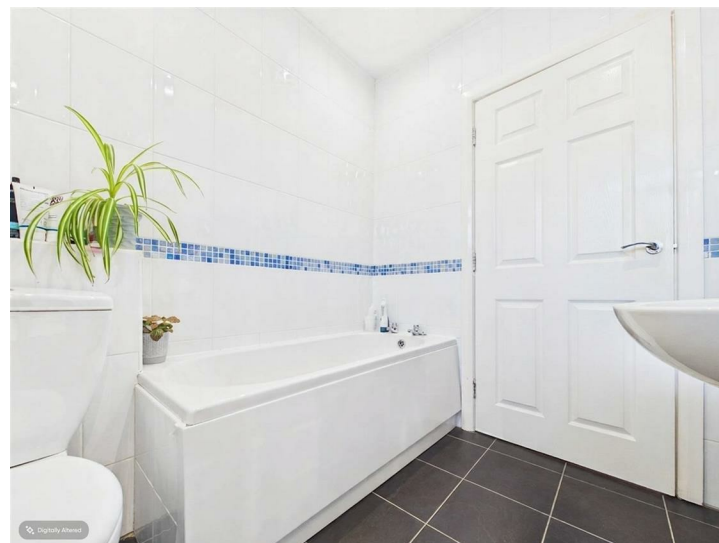
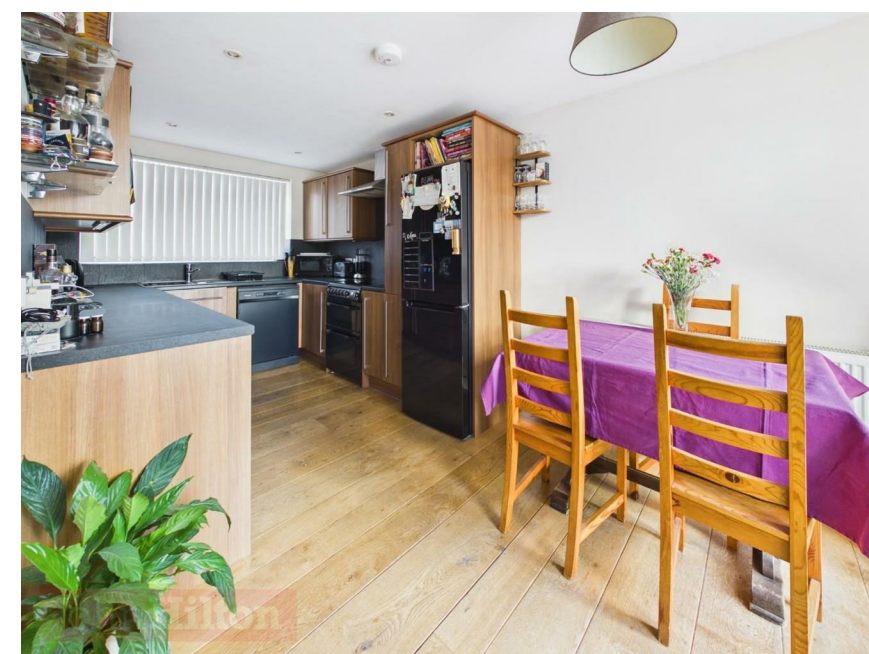
The entrance hall has been adapted for wheelchair accessibility due to new build regulations and offers a cloakroom, utility cupboard and understairs storage, while the well-proportioned open-plan living room has a dual aspect and solid oak flooring that runs through to the kitchen/dining area with double-glazed French doors opening onto a terrace with elevated Easterly views towards the South Downs.

To the first floor there are three bedrooms, the principal bedroom having a made-to-measure wardrobe and a dual aspect with easterly views towards the South Downs, the sea and the I360, and the family bathroom with a white suite comprising a bath with tiled surround, a separate shower cubicle, wall-mounted wash basin with tiled splashback, and low-level WC, ideal for family living.

Outside to the front there is off-road parking for two vehicles, while the terraced rear garden offers a large patio area with steps down to a lawned garden, access to a cellar/workshop which our vendor previously had planning permission to convert (which could be reinstated) and side access.

There are excellent primary schools nearby and the property is in the catchment for Varndean and Dorothy Stringer secondary schools. Brighton city centre is a short drive away as is the seafront with its promenade, beaches and recreational facilities. The property is also well-placed for easy access to Sussex University and the Amex Stadium, and in proximity to Hollingbury Park Woods giving access to walks on the South Downs.

This property is suitable for families or first time buyers looking to get their feet onto the property ladder.



- Three-Bedroom End-of-Terrace
- Vendors Suited to End-of-Chain Property
- Rear Patio & Garden
- Dual Aspect Living/Dining Room/Kitchen
- Cellar/Workshop
- Double-Glazed Throughout
- Excellent Hollingdean Location
- Suitable for First Time Buyers
- Good Transport Links Nearby
- Close to Local Amenities

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(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	

Council Tax Band: **C**