



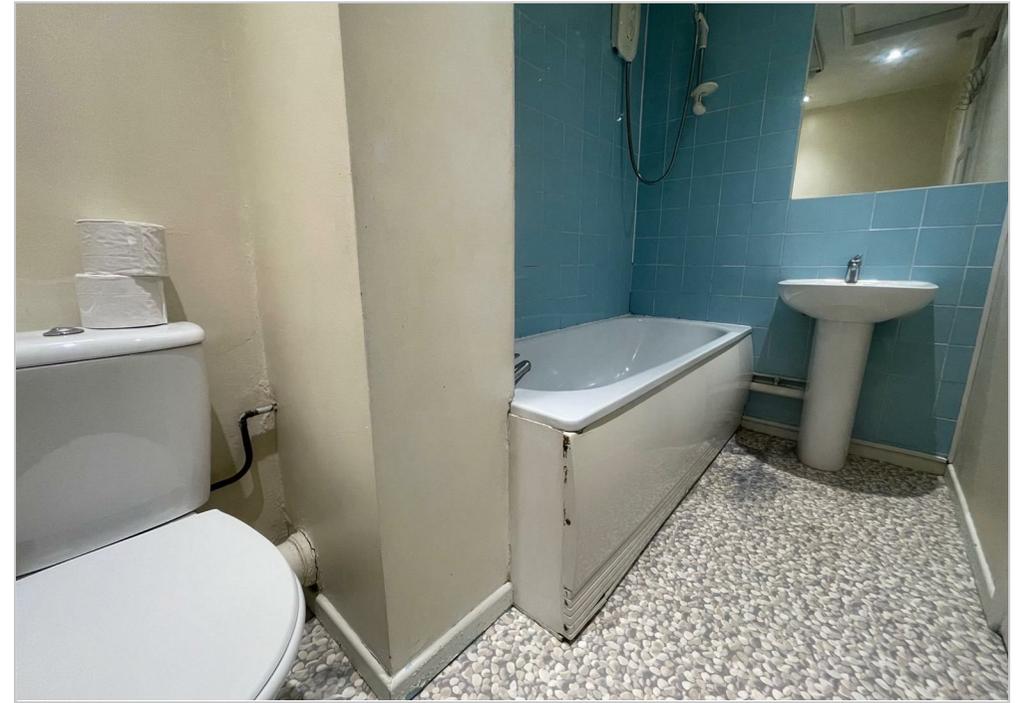
Lynchet Close

Brighton, BN1 7FP

Asking price £295,000

Positioned in a quiet close is this well maintained 2 bedroom freehold house, which has been refurbished by the current landlord and rented out. Accommodation comprises 2 bedrooms, spacious kitchen, reception area and bathroom with bath and shower. There is also a private rear garden with a decking area and lawn. The property also benefits from having an off-road parking space.

Lynchet Close is set within a popular residential area with local amenities nearby in Hollingdean and Fiveways. There are nearby transport links to the city centre and to universities.

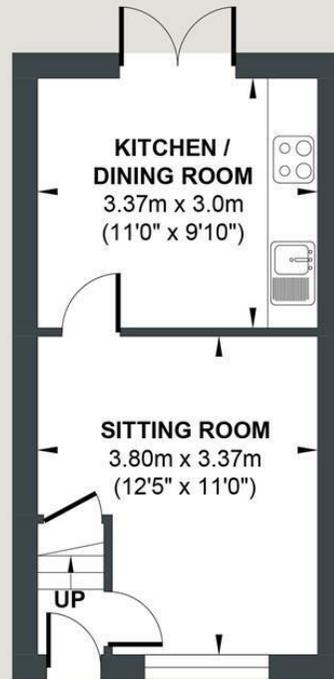


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

- Two bedroom house
- Chain Free
- Private garden
- 499 Sq ft
- Freehold
- Popular location
- Off-road parking space
- Currently Rented

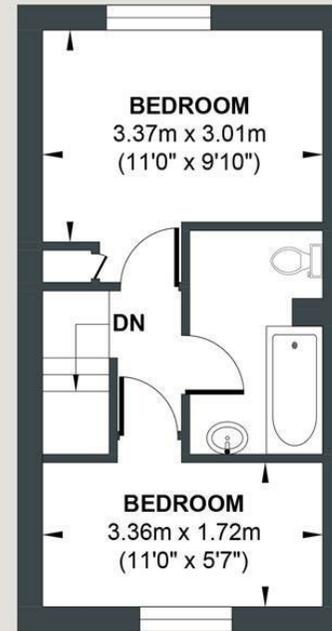
LYNCHET CLOSE

Approx. Gross Internal Floor Area = 46.38 sq m / 499.22 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
249.61 sq ft
(23.19 sq m)



FIRST FLOOR

Approximate Floor Area
249.61 sq ft
(23.19 sq m)



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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



