



## Lyminster Avenue, Brighton

Guide Price  
£400,000  
Freehold

- A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM HOME
- MODERN DECOR THROUGHOUT
- HIGHLY SOUGHT AFTER PATCHAM LOCATION
- WELL PRESENTED FRONT AND REAR GARDENS
- IDEAL FIRST TIME BUY
- POTENTIAL TO EXTEND STAIRCASE
- ADDITIONAL OUT BUILDING

\*\*\* GUIDE PRICE £400,000 - £425,000 \*\*\*

Robert Luff & Co are delighted to bring to market this beautifully presented two bedroom, semi detached house ideally situated in the ever popular Patcham. This house is conveniently located for easy access to both Brighton and Preston Park mainline stations. Nearby Patcham Village, Preston Drive, and London Road offer a large variety of shops, bars and restaurants while closer to home there are more amenities on Garden Avenue itself.

Accommodation offers; Modern fitted Kitchen/Dining area, Separate living area, two double bedrooms and stylish modern fitted bathroom. Other benefits include; views over Patcham and the South Downs, potential to extend STAIRCASE, substantial front and rear gardens and additional out building.

T: 01273 921133 E:  
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## Accommodation

Entrance Hall

Kitchen/Diner 18'3 x 9'4 (5.56m x 2.84m)

Living Room 13'1 x 12 (3.99m x 3.66m)

Bedroom One 15'1 x 10'1 (4.60m x 3.07m)

Bedroom Two 10'3 x 9'10 (3.12m x 3.00m)

Bathroom

### AGENTS NOTES

FREEHOLD

COUNCIL TAX: C

EPC: C

28 Blatchington Road, Hove, East Sussex, BN3 3YD

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## Ground Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



Total area: approx. 77.2 sq. metres (831.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>70</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.