



## 37 Lullington Avenue

Hove BN3 7EQ

Guide Price: £600,000 -  
£625,000

- THREE BEDROOMS
- SHOWER ROOM
- KITCHEN
- CLOAKROOM

- LIVING ROOM
- DINING ROOM
- UTILITY
- GOOD SIZE REAR GARDEN

Offered to the market for the first time in over 30 years, this exceptional three-bedroom terraced home has been meticulously maintained and is presented in truly immaculate condition throughout, making it a rare and exciting opportunity for discerning buyers. The accommodation is thoughtfully arranged over two floors. To the first floor are three well proportioned bedrooms alongside a stylish, contemporary family shower room.

The ground floor features two reception rooms, ideal for both formal entertaining and relaxed day to day living. To the rear, a well appointed kitchen provides ample storage and workspace, with direct access onto a generously sized rear garden. The garden itself offers a wonderful outdoor retreat, perfect for al fresco dining, family enjoyment, and further landscaping potential.

Externally, the property benefits from the significant advantage of a private driveway, ensuring convenient off-street parking. Additionally, there is excellent scope for extension (subject to the necessary planning consents), allowing prospective purchasers the opportunity to further enhance and personalise the home.

Perfectly positioned within a highly sought-after and convenient location, the property is just a short walk from Aldrington Station, providing excellent transport links, as well as a range of local amenities including Waitrose, Aldi, and the open green spaces of Hove Park.

**ENTRANCE HALL** Radiator, understairs cupboard.

**KITCHEN** Incorporating 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, inset five ring gas hob with extractor over, eye level oven, integrated fridge/freezer, tiled splashback.

**UTILITY** Tiled floor, appliance space, cupboard housing gas fired boiler, door to garden.

**CLOAKROOM** Comprising low level w.c sink, radiator.

**LIVING ROOM** UPVC double glazed window, two radiators.

**DINING ROOM** Two radiators, French doors to garden.

**FIRST FLOOR**

**LANDING** Hatch to loft space.

**BEDROOM 1** UPVC double glazed window, radiator.

**BEDROOM 2** UPVC double glazed window, radiator.

**BEDROOM 3** UPVC double glazed window, radiator.

**SHOWER ROOM** Modern suite comprising walk in shower, wash hand basin with cupboard under, low level w.c, double glazed window, tiled walls and floor.

**OUTSIDE**

**PRIVATE DRIVE**

**REAR GARDEN** Being mainly laid to lawn with patio area.

**Council Tax Band D** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

**LULLINGTON AVENUE**

**APPROXIMATE GROSS INTERNAL A**  
100.9 sq m / 1086

HOVE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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