

Spencer
& Leigh



11 Lyminster Avenue, Hollingbury, Brighton, BN1 8JL



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Brighton, BN1 8JL

Offers Over £685,000 - Freehold

- Stunning detached home
- Meticulously designed and improved throughout
- Four bedrooms
- 29' Open plan living/kitchen/diner with magnificent views of the South Downs
- Kitchen with integrated 'AEG' appliances, bifold doors, central island and separate utility room
- Inset speaker system and mood lighting
- Beautiful bathroom suite with four piece suite
- Manicured rear garden that provides access to the Garden Room
- Internal inspection considered absolutely essential too appreciate this wonderful home
- Exclusive to Spencer & Leigh

Experience exceptional living in this immaculate four-bedroom detached house! From the moment you approach, the property exudes a sense of quality and meticulous care, promising a lifestyle of comfort and sophistication.

Step inside and be greeted by a beautifully presented interior that seamlessly blends modern design with practical living. The heart of this home is undoubtedly the superb kitchen, featuring a stylish island that serves as both a culinary workspace and a social hub. This space is further enhanced by stunning, clever mood lighting, creating an inviting atmosphere for both everyday meals and entertaining guests. The property also benefits from an inset sound system, allowing you to enjoy your favourite music throughout various areas, adding to the contemporary feel.

WE LOVE the attention to detail evident in every corner, from the high-quality finishes to the thoughtful integration of technology. The reception room offers a generous space for relaxation and family time, designed to be both comfortable and versatile. With four well-proportioned bedrooms, there is ample space for a growing family or for those requiring dedicated home office areas. The family bathroom is elegantly appointed with a contemporary bath and a large walk-in shower, providing a serene environment.

Outside, the property truly shines with its manicured rear garden. This private oasis is perfect for outdoor entertaining, al fresco dining, or simply unwinding amidst beautifully maintained greenery. The garden also offers the distinct advantage of far-reaching views, providing a picturesque backdrop and a sense of openness that is often sought after but rarely found. Imagine enjoying your morning coffee or evening drinks whilst taking in the panoramic scenery.

Internal inspection is highly recommended to appreciate this stunning home!



Lyminster Avenue is ideally situated for all amenities including local shops and supermarkets including M & S Food, Matalan, Pets at Home and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance
 Entrance Hallway
 Open Plan Living Room/Kitchen
 29'3 x 23'6

Utility Room
 9'3 x 7'9

G/f Bedroom
 11'1 x 11'8

G/f Bedroom
 11'1 x 11'6

G/f Bath/Shower Room

Stairs rising to First Floor

Bedroom
 16'8 x 6'7

Bedroom
 13'7 x 9'2

Shower Room/WC

OUTSIDE

Rear Garden

Garden Store
 23'4 x 12'

Property Information

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Electric, Mains Gas, Mains water and sewerage

Parking: Un-restricted on street parking

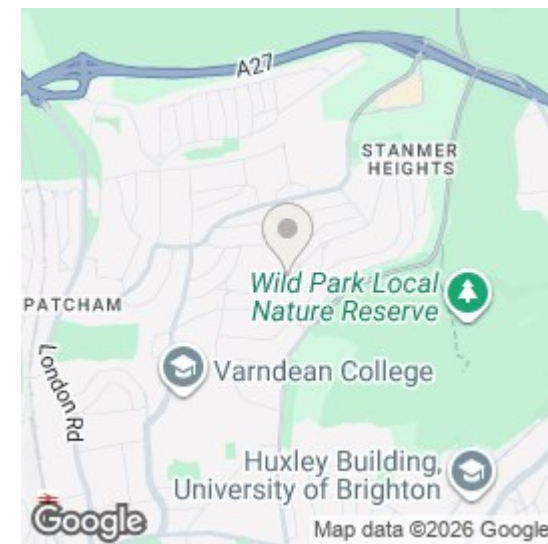
Broadband: Standard 13 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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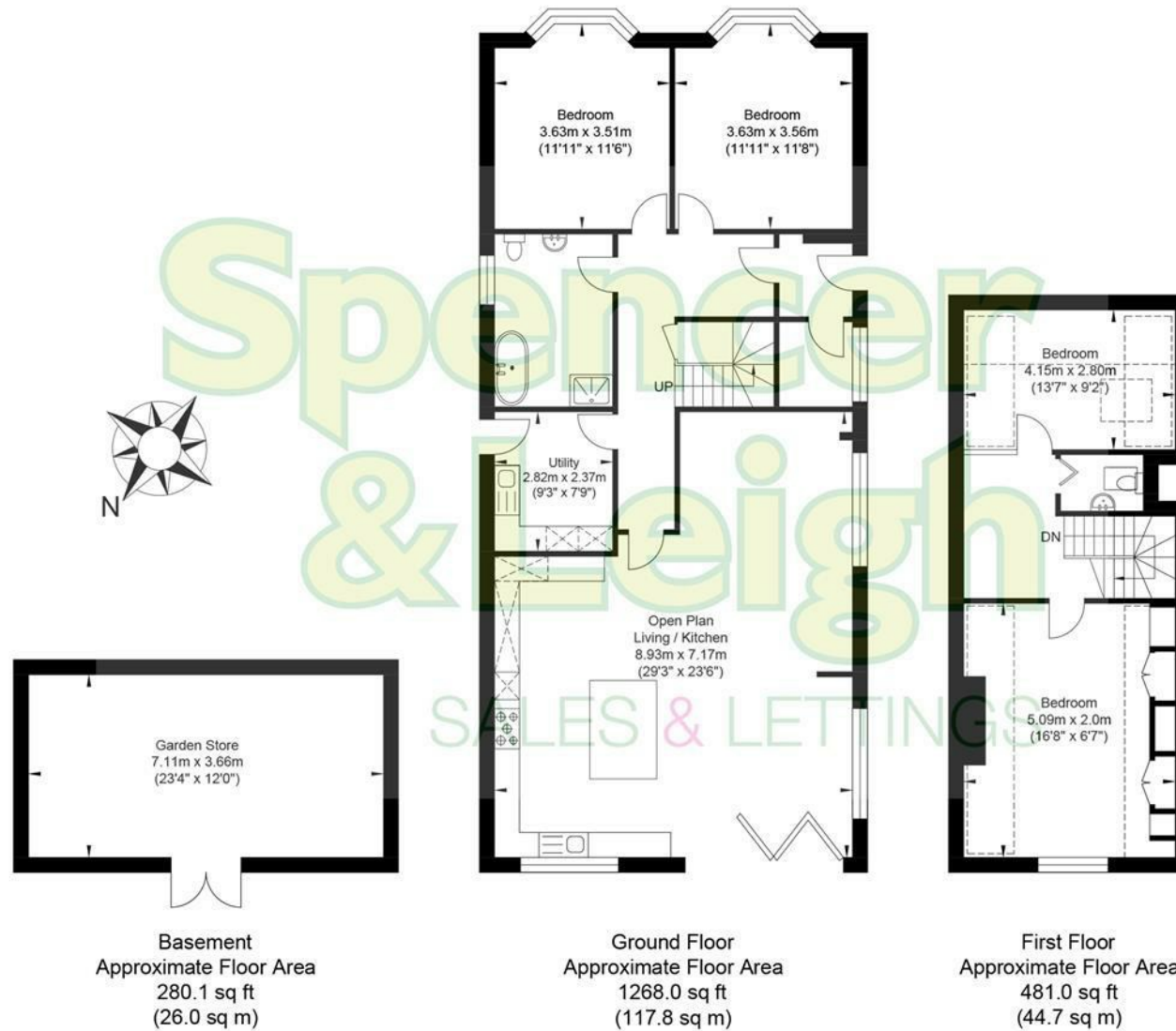
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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	

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Lyminster Avenue



Approximate Gross Internal Area = 188.5 sq m / 2029.1 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.