

Lyminster Avenue

Brighton





We know just the place...

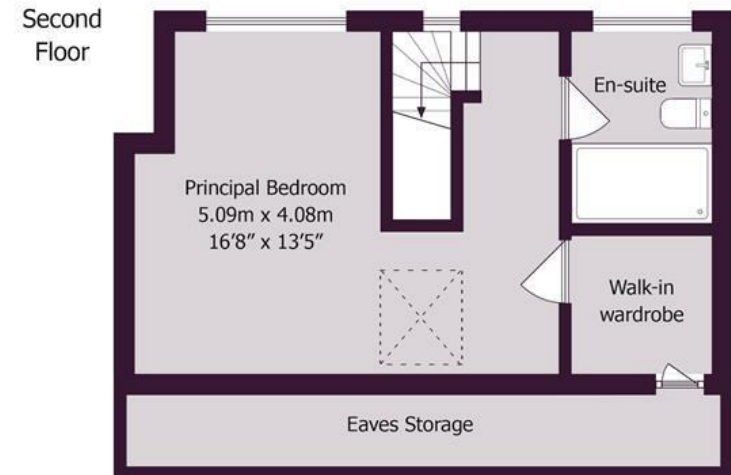
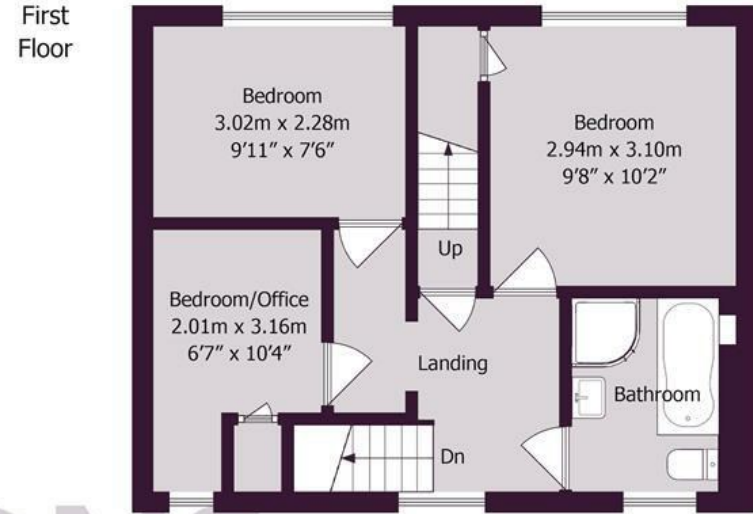
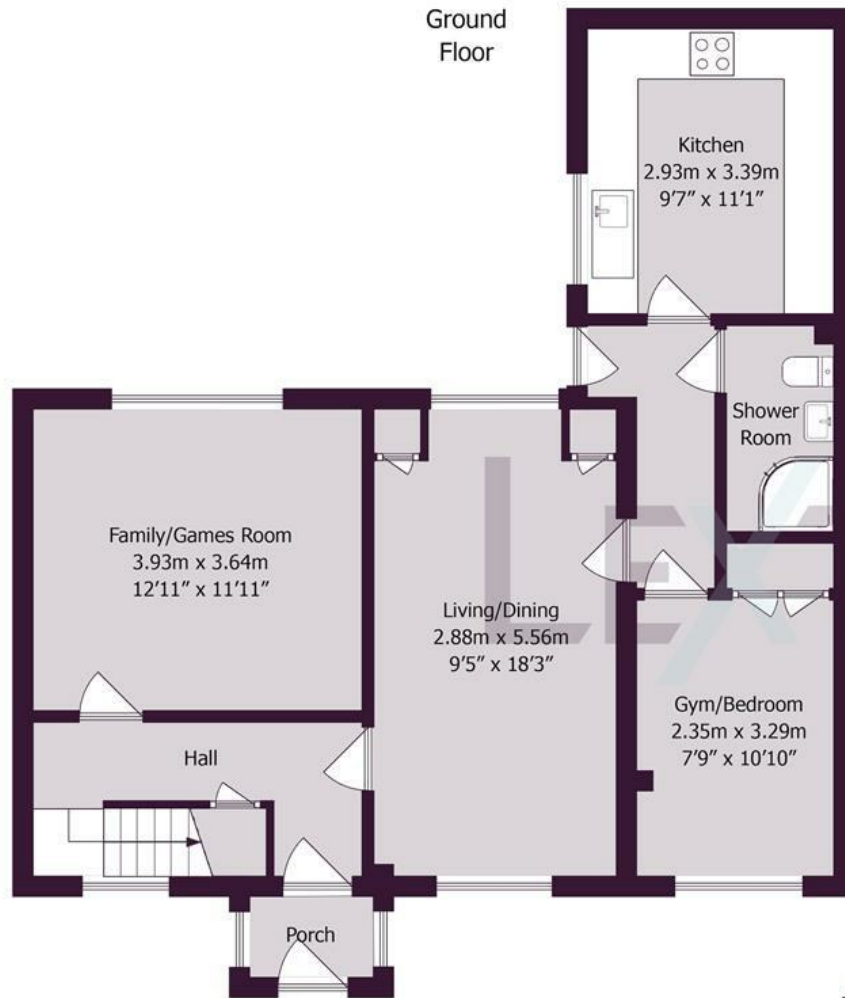


Lextons is delighted to market this spacious 5 bedroom, 3 bathroom semi-detached house in the popular Hollingbury area of Brighton occupying an elevated position with fantastic views of the South Downs and providing good links to the A23 and A27. This stunning family home has been beautifully refurbished throughout and comes with a large landscaped garden to the rear and driveway parking at the front.

As you enter the property, a generous hallway area with solid wooden flooring can be found which provides access to the family/games room as well as a large open plan living/dining area. The room adjacent is currently being used as a gym, but is a fantastic versatile space and could very easily work well as the 5th bedroom if a downstairs bedroom is required, as there is also a shower room next door. A generously sized modern kitchen can be found to the rear of the property. On the first floor, the landing area provides access to all rooms and is flooded with natural light from a large window boasting sublime views. Two large double bedrooms and a third bedroom/office are on this floor, as well as a bright and modern family bathroom. The very impressive principal bedroom along with en-suite, walk in wardrobe and eaves storage are located on the second floor.

Situated in this much sought-after residential area with local shopping facilities close by and within the catchment area for highly regarded local schools. Preston Park station is just 1.5 miles away offering a commuter service to Gatwick, London and beyond. Withdean Sports Complex is nearby, and the city centre shopping districts and beach are also within easy reach by bus. There is also easy access to the A23/ M23 from this home. The property has extensive panoramic views of the South Downs National Park.





Approximate gross internal floor area 135 sq m/ 1453sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Meet us here...
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