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1 Lambourne Road

Brighton, BN1 7FD

£425,000

A spacious, three bedroom, semi detached, family home with a garage in the Hollingdean district of Brighton.

Lambourne Road is to be found in the popular residential district of Hollingdean, Brighton and is well served by school's catering for all age groups, as well as enjoying easy access into both Brighton and Sussex Universities. Moulsecoomb railway station is just few minutes away providing eastbound links as well as into Brighton city centre. Bus services run close by providing access into the vibrant city centre, seafront and promenade.

Steps lead up to an enclosed entrance porch which leads into a spacious entrance hall. A bright through lounge/ dining room in turn leads to the modern kitchen/breakfast room which has integrated appliances and a door leading out to the rear garden. A cloakroom is also found on the ground floor. On the first floor are three bedrooms accessed from the spacious landing, two with fitted wardrobes and there is access to the extensive roof space which is boarded with Velux windows to the rear and potentially could provide further accommodation subject to the necessary building and planning permissions required. There are gardens on three sides with the rear being terraced and paved and has gated access to the front. A single garage is at the front with a drive providing off road parking for two vehicles. Council tax band D

Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



3



1

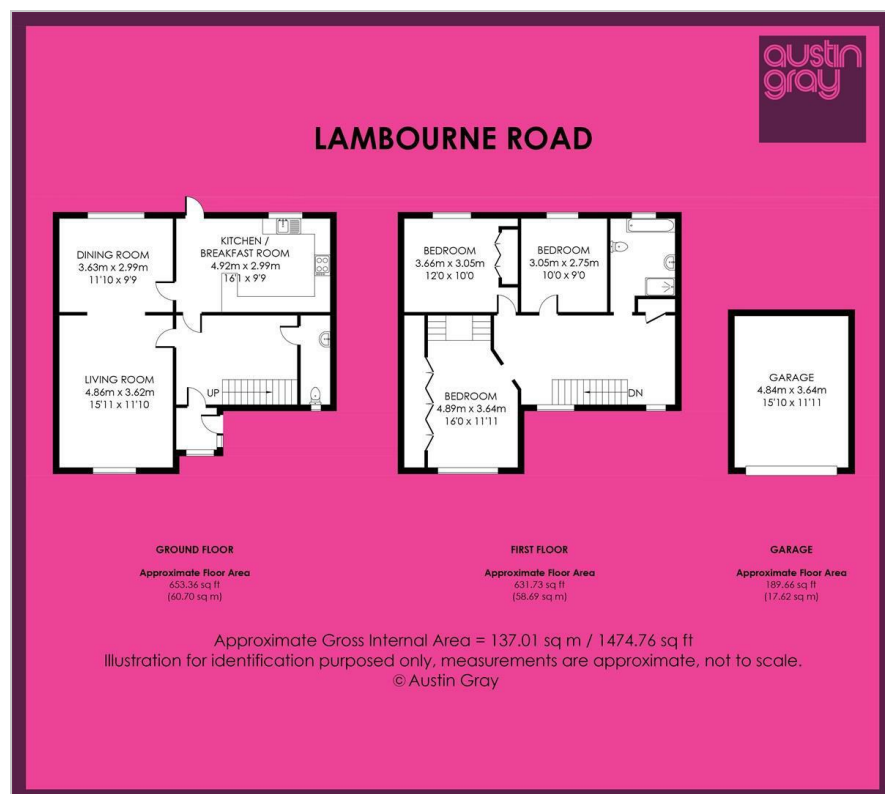


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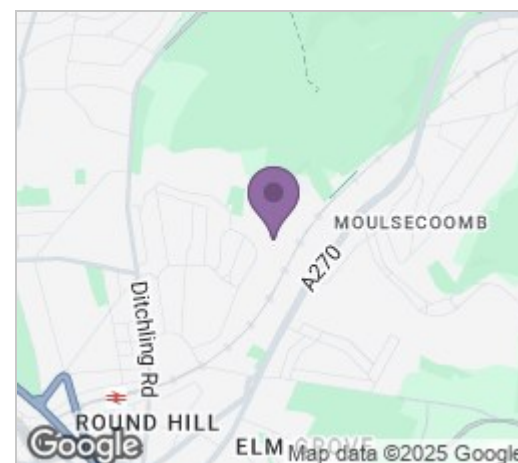


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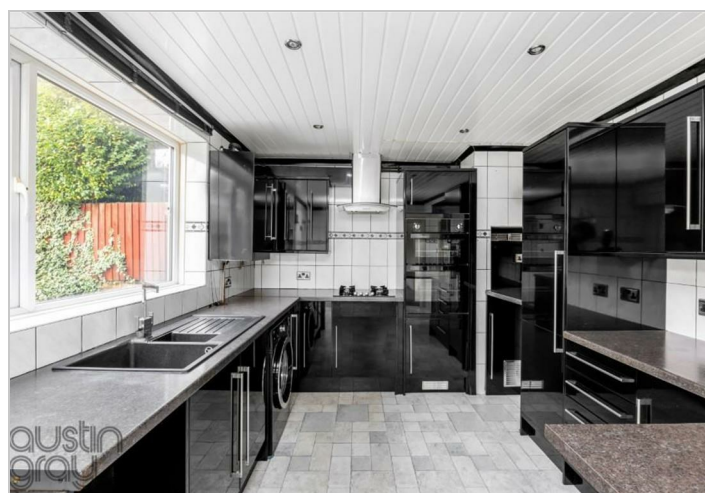
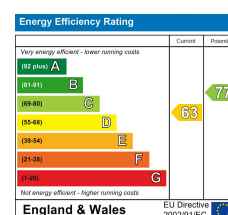
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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