



## 32 Nyetimber Hill Brighton, BN2 4TL Price Guide £350,000

Guide Price £350,000 - £375,000

Spacious THREE BEDROOM SEMI-DETACHED family Home in Higher Bevendean, BRIGHTON that is in NEED OF GENERAL UPDATING and MODERNISATION throughout.

Situated on Nyetimber Hill in the elevated district of Higher Bevendean, this double-fronted Semi-detached family home offers an exciting opportunity for buyers looking to modernise and make their mark. The area benefits from a range of local shops, regular bus services into Brighton's vibrant city centre, and Moulsecoomb train station just a short walk away. Reputable schools for all age groups are also well represented throughout the City.

The property is approached via a shared driveway leading to a single garage. Inside, accommodation is arranged over two floors and currently comprises a spacious dual aspect lounge, separate dining room, and a kitchen to the rear overlooking the enclosed garden. Upstairs, there are three bedrooms and a family bathroom/WC.

In need of general updating and modernisation throughout, this home presents a fantastic opportunity to create a comfortable family property in a well-connected Brighton location.

Internal viewing is strictly by appointment with the vendor's sole agents.

### Viewing

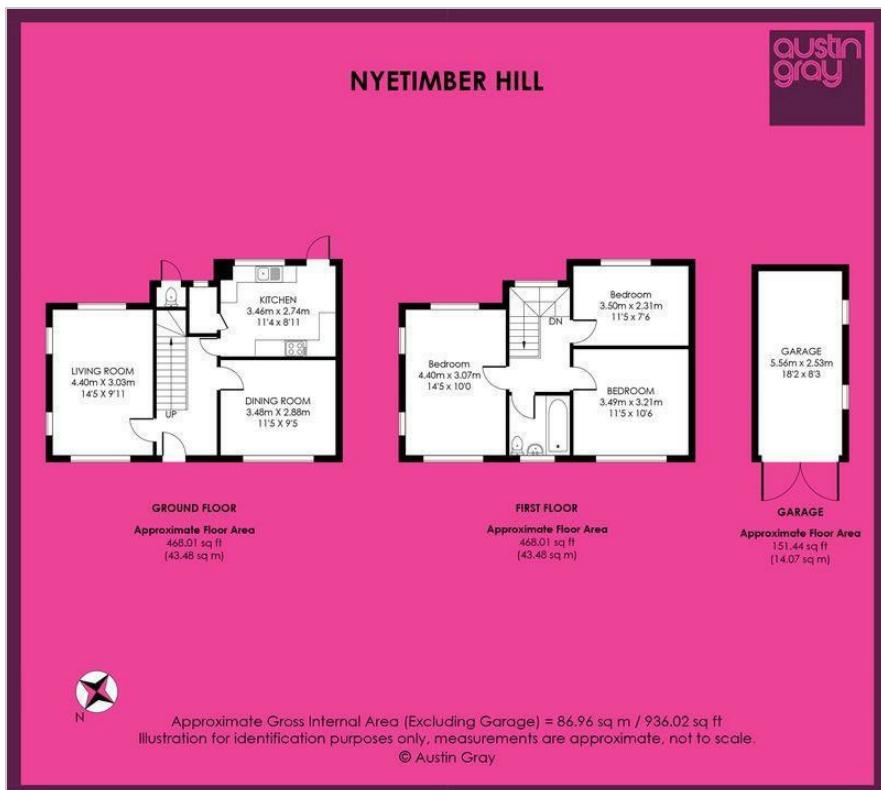
Please contact our Austin Gray Residential Office on 01273 232232

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

- Elevated Semi- Detached Family Home
- In Need of General Updating and Modernisation.
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Large Rear Garden
- Shared Drive and Garage
- Sole Agents
- EPC Rating E
- Council Tax Band C



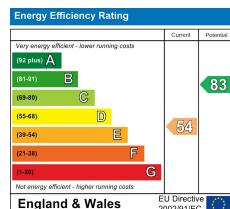
## Floor Plan



## Area Map



## Energy Efficiency Graph



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