



## 5 Lullington Avenue

Hove, BN3 7EQ

**£600,000**

From the moment you step inside, this charming home welcomes you with a spacious entrance hall that sets the tone for the care and attention found throughout. At the front, a delightful bay-fronted lounge provides a peaceful retreat, filled with natural light. To the rear, stretching the full width of the property, is a stylish open-plan kitchen and dining room. Thoughtfully designed, the kitchen features an excellent range of integrated appliances, while the dining area comfortably accommodates a family-sized table and enjoys dual access to the garden, perfect for everyday living and entertaining alike.

Upstairs, a generous landing leads to an undeveloped loft space, presenting an exciting opportunity to create additional accommodation if desired and subject to the usual permissions. There are three well-proportioned bedrooms, including two spacious doubles, a comfortable single, and a modern family bathroom/WC.

Externally, the front garden is mature and well kept, with the option taken by many neighbouring homes to create off-street parking, subject to necessary consents.

The rear garden is a true highlight. Carefully nurtured by the current owner, it offers a wide expanse of lawn bordered by established flowerbeds, blossoming shrubs and mature trees. At the far end, a raised decked terrace provides a perfect spot to relax, dine, or enjoy the peaceful surroundings.

A wonderful property full of warmth, character and potential ready to welcome its next family.

### 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.

- Lovingly Maintained 1930's Family Home
- Opportunity to extend ( SNPP )
- Three Bedrooms
- Bay Fronted Lounge
- Open Plan Kitchen / Dining Room
- Modern Bathroom / W.C
- Double Glazing & Gas Central Heating
- Large Established Rear Garden
- Option to Create Off Road Parking ( SNPP )
- Council Tax Band D Epc C



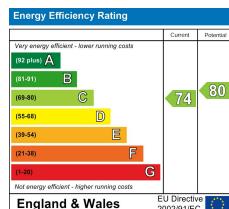
## Floor Plan



## Area Map



## Energy Efficiency Graph



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