

austin gray



18 Lyndhurst Road

Hove, BN3 6FA

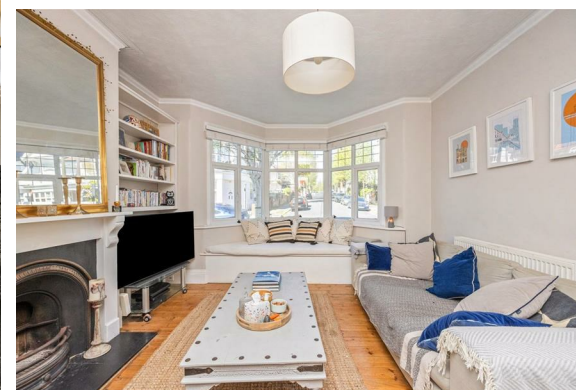
Offers In The Region Of £1,000,000



18 Lyndhurst Road

Situated on Lyndhurst Road, adjacent to Montefiore Road and close to the vibrant Seven Dials district, this attractive home enjoys a highly convenient setting with an excellent selection of shops, cafés, restaurants and everyday amenities nearby. Both Brighton and Hove mainline stations are within easy reach, offering direct links to London and the City, while the seafront and promenade are also readily accessible. The area is well served by a range of highly regarded schools catering to all age groups.

The property is presented in good order throughout, having been carefully maintained in recent years. Generously proportioned and thoughtfully extended, the accommodation is arranged across three floors and benefits from double glazing and gas central heating.



- Semi-Detached Family Home
- 160 sq mtrs / 1722 sq ft Accommodation
- Four Bedrooms
- Kitchen / Dining / Family Room
- Living Room
- Two Bathrooms
- Cloakroom
- South Facing Rear Garden
- Sole Agents
- Epc Rating C Council Tax Band D



A covered entrance opens into a welcoming hallway featuring wooden flooring, decorative corning and useful under-stairs storage, along with a convenient ground floor cloakroom. To the front, the lounge is a charming space with a bay window incorporating a fitted window seat, bespoke shelving and a feature open cast iron fireplace.

To the rear, the home opens into an impressive split-level kitchen / dining / family area designed for modern living. The kitchen is fitted with a comprehensive range of storage units and integrated appliances, complemented by wooden flooring and stylish lighting. The dining area offers ample space for entertaining and with steps leading down to a bright and airy family room. This space benefits from a semi-vaulted ceiling with roof windows and bi-folding doors that open onto the south-facing rear garden, creating a seamless indoor-outdoor flow.

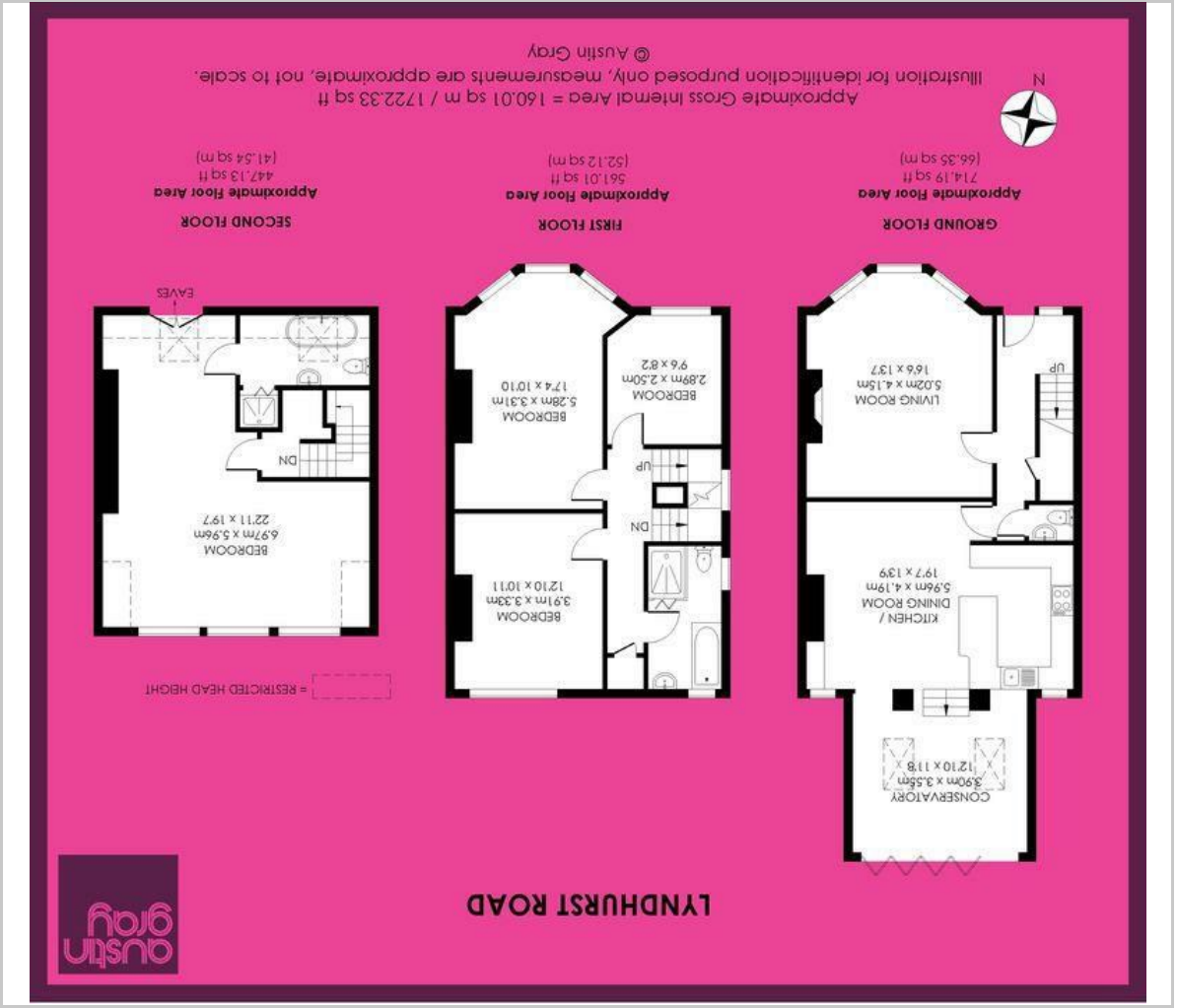
The first floor hosts three well proportioned bedrooms, including a spacious front room with a bay window, alongside a family bathroom and an additional cloakroom. The rear bedroom enjoys oblique sea views, adding to the home's appeal.

Occupying the top floor, the principal bedroom suite is a standout feature, offering elevated views across rooftops towards the sea. This impressive space includes access to eaves storage and a private en-suite bathroom.

Externally, the property features a walled front garden with gated side access. The rear garden is south-facing and thoughtfully arranged with a porcelain terrace leading onto a lawn, flanked by mature trees and shrubs, and includes a garden shed, ideal for outdoor enjoyment and entertaining.



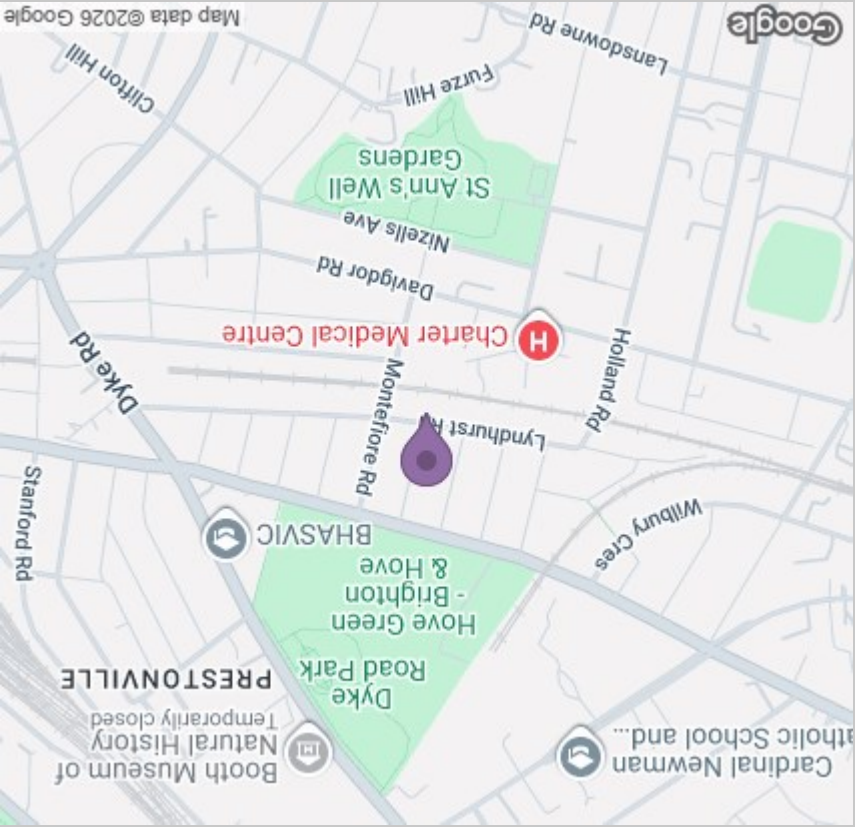
Floor Plan



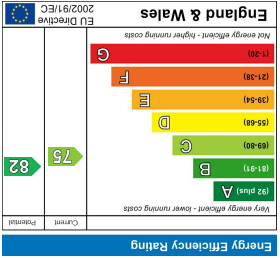
Viewing

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.

Area Map



Energy Efficiency Graph



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