



Price
£450,000

Freehold

3x  1x  1x 

**Lyminster Avenue,
Hollingbury, BN1**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards



Main features

- Generous kitchen and dining room with underfloor heating
- Separate lounge with garden access
- Spacious additional family room
- Handy driveway with front garden & large, mature rear garden
- Fantastic location close to local amenities, with direct commuter links to A27 and A23

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 12'9 x 11'8 (3.89m x 3.56m)

Dining Room: 9'4 x 8'3 (2.85m x 2.52m)

Kitchen: 9'4 x 9'3 (2.85m x 2.82m)

Conservatory: 13'1 x 9'1 (3.99m x 2.77m)

Bedroom 3 / Family Room: 21'9 x 8'6 (6.63m x 2.59m)

FIRST FLOOR

Landing

Bedroom 1: 15'0 x 10'0 (4.58m x 3.05m)

Bedroom 2: 10'1 x 9'9 (3.08m x 2.97m)

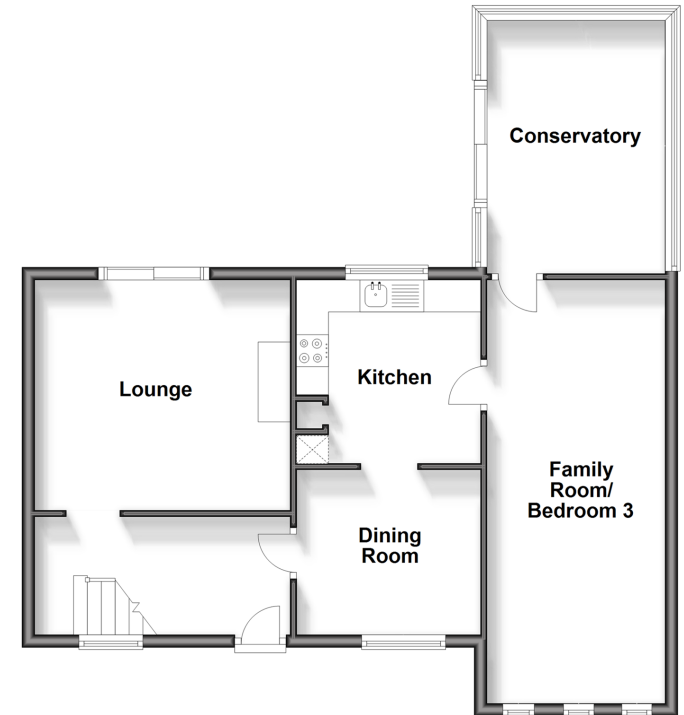
Bathroom

OUTSIDE

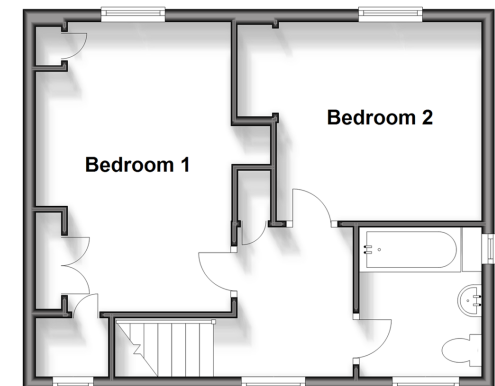
Off Road Parking

Front & Rear Garden

Ground Floor
Approx. 69.1 sq. metres (743.8 sq. feet)



First Floor
Approx. 38.7 sq. metres (416.9 sq. feet)



Call Patcham - 01273 541934 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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