



**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

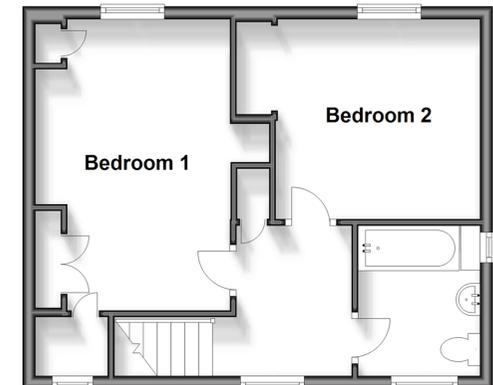
Off Road Parking

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.



31702256/20231109/TB1/EBO