



8 Lambourne Road
Brighton, BN1 7FD
Asking Price £375,000



8 Lambourne Road, Brighton, BN1 7FD

An opportunity to acquire this modern 2 bedroom semi detached house with off street parking and situated in the popular Hollingdean area close to local schools and shopping facilities. The accommodation comprises entrance hall, generous 22' living room with large open plan kitchen with fitted oven and hob, main bedroom with built in wardrobe cupboards and with glazed doors leading onto the front patio, and a modern bathroom with white suite. Outside there is a small front patio area with a useful car hard standing space, and at the rear is a hardwood decked area of garden with raised flower and shrub borders offering a good degree of privacy. The property also further benefits from double glazed windows and doors, gas fired central heating and is being offered for sale with 'No Onward Chain'.

Location

This 2 bedroom modern semi detached house is situated in the popular Hollingdean area within easy reach of local shopping facilities and with numerous local schools nearby catering for all ages. Hollingbury Park and golf course are close to hand and local bus services are nearby providing easy access to Brighton city centre and seafront. Moulsecoomb station is within a short stroll providing easy access to Brighton and Sussex Universities and with access to Brighton mainline station.

Accommodation

All measurements are approximate.

Ground Floor

Entrance Hall

Approached via a double glazed front door. Wood laminate floor. Radiator. Cupboard housing 'Worcester' gas central heating boiler. Staircase leading to garden floor.

Bedroom 1 11'9" x 10'9" (3.60 x 3.28)

Range of built in wardrobe cupboards with hanging and storage space. Radiator. Double glazed doors leading to front patio area.

Bedroom 2 14'11" x 7'7" (4.55 x 2.32)

Radiator. Double glazed window to front.

Modern Bathroom

Modern bathroom with white suite comprising panelled bath with mixer taps and shower attachment. Fitted shower

unit over the bath with glass shower screen. Low level wc. Wash hand basin with cupboards below. Chrome heated towel rail. Extractor fan. High level Velux window to rear.

Garden Floor

Living Room 22'2" x 11'4" (6.78 x 3.46)

A generous living room with double glazed doors leading directly onto the rear garden. x2 Radiators. Large understairs cupboard. Recessed downlights.

Open Plan Kitchen 15'6" x 8'0" (4.73 x 2.45)

A good size open plan kitchen fitted with a range of modern units comprising stainless steel one and a half bowl sink unit with mixer tap inset in working surfaces with cupboards and drawer units below. Space and plumbing for washing machine. Fitted 4 ring gas hob with electric oven below. Space for fridge/freezer. Tiled splashbacks. Range of matching wall cupboards and fitted extractor hood. Recessed downlights. Double glazed window to front.

Outside

Front Patio Garden

Small front patio area with flower and shrub borders accessed from bedroom 1.

Private Driveway

Private driveway to the side of the house providing off street car parking for x1 vehicle.

Rear Garden

Enclosed rear garden offering a good degree of privacy and arranged with hardwood decking with raised flower and shrub borders and with a further area of paved patio. Outside light.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

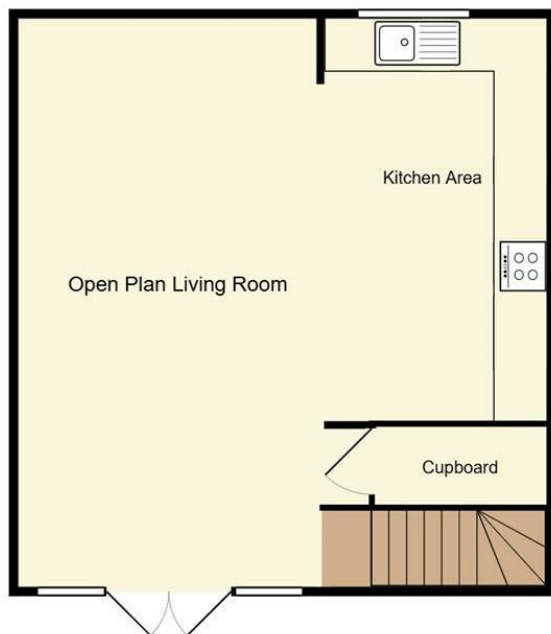
APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.





Ground Floor

Area: 40.0 m² ... 431 ft²

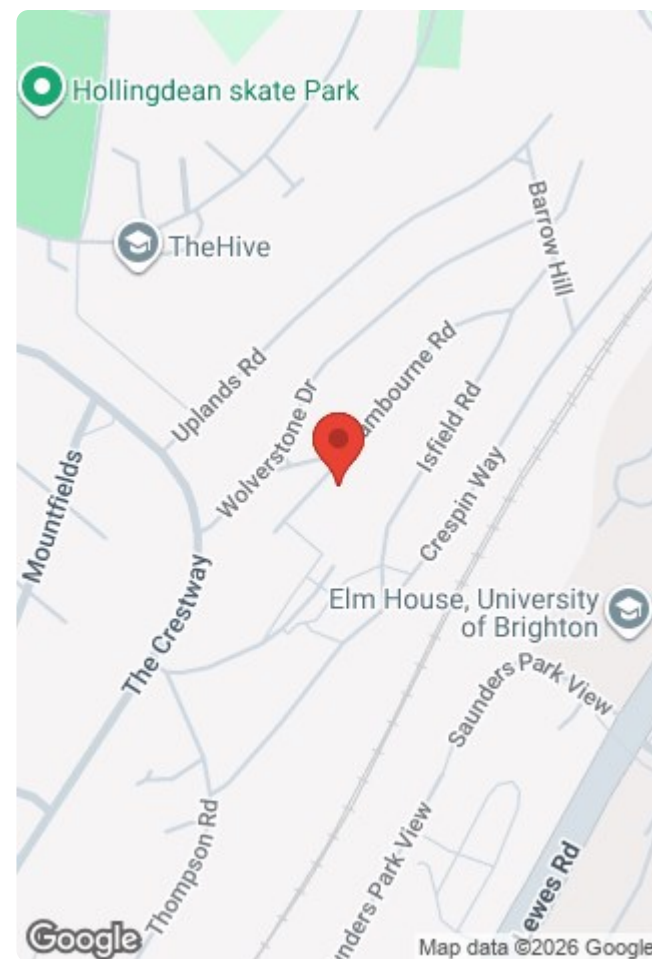


First Floor

Area: 40.0 m² ... 430 ft²

Total Area: 80.0 m² ... 861 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales	EU Directive 2002/91/EC	

