

House - Semi-Detached (EPC Rating:)

**29 LYMINSTER AVENUE, BRIGHTON, BN1
8JL**

£2,100

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Sales and Lettings



3 Bedroom House - Semi-Detached located in Brighton

Located on charming Lymminster Avenue in Brighton, this delightful semi-detached house offers a perfect blend of comfort and space with stunning views of the South Downs.

The house features two inviting reception rooms, including a spacious living room that is perfect for relaxation and entertaining. The separate dining room offers an ideal setting for family meals or gatherings with friends. The well-designed layout ensures that each area flows seamlessly, creating a warm and welcoming atmosphere.

With three bedrooms, this home accommodates a variety of living arrangements. There are two generously sized double bedrooms, perfect for restful nights, alongside a single bedroom that can serve as a guest room, study, or children's room. The bathroom is conveniently located to serve all bedrooms and guests alike.

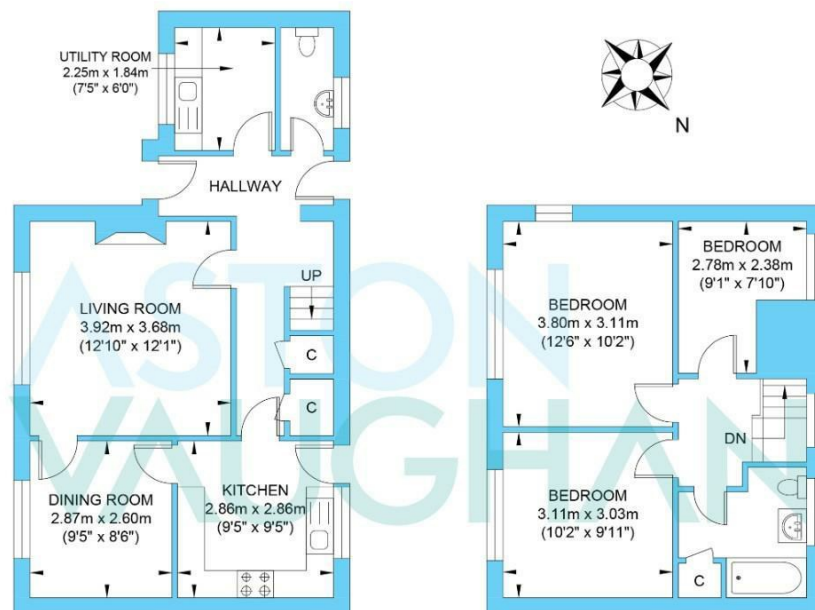
One of the standout features of this property is the beautiful rear garden, which provides a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. The garden is a wonderful extension of the home, ideal for summer barbecues or quiet evenings under the stars.

Additionally, the property includes a utility room, adding to the convenience of daily living. This unfurnished house presents a blank canvas for you to personalise and make your own.

In summary, this three-bedroom semi-detached house on Lymminster Avenue is a fantastic opportunity for those looking to rent in Brighton. With its spacious layout, lovely garden, and prime location, it is sure to attract interest from a variety of potential tenants. Don't miss the chance to make this charming house your new home.



Lyminster Road



Approximate Gross Internal Area = 87.31 sq m / 939.79 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

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	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.