

**Spencer
& Leigh**



6, Lambourne Close, Hollingdean, Brighton BN1 7FJ

6, Lambourne Close,
Hollingdean, Brighton BN1 7FJ

Offers In Excess Of £325,000 - Freehold

- Well appointed house
- Three good sized bedrooms
- 17' lounge with pleasant view
- Modern kitchen/breakfast room
- Contemporary bathroom suite
- East facing rear garden
- Recently refurbished throughout
- Scope to extend into cellar
- No on going chain
- Situated in a quite close

Offering what we consider to be incredible value for money, this well appointed house has been refurbished and benefits from three good sized bedrooms. Upon viewing, we particularly liked the good sized lounge which has pleasant views towards east Brighton in addition to the modern fitted kitchen which is large enough to accommodate a breakfast table. The icing on the cake is the contemporary family bathroom. Unusually, the property has scope to extend on the lower level into the current cellar, potentially generating additional bedrooms or further living space. The secluded rear garden has an easterly aspect and provides a pleasant space to relax. Offered for sale with no on going chain, the property boasts gas fired central heating and double glazed windows. Lambourne Close is a quiet residential close within walking distance of a Station, local shops at the Fiveways and popular schools. Viewing is highly recommended via Spencer & Leigh.



Lambourne Close is situated in a popular area and affords easy access to Hollingbury Golf Course and the countryside. There are what are considered to be good local schools catering for all ages along with a selection of local shops and restaurants situated nearby at The Dip and the ever popular Fiveways. Travel networks in and out of the city are easily accessible as is Moulsecoomb railway station.



Entrance hallway

Living room
17'1 x 12'

Kitchen/Breakfast room
11'6 x 10'10

Stairs leading to first floor

Landing

Bedroom
11' x 7'1

Bedroom
12' x 10'

Bedroom
11' x 7'1

Bathroom
8'4 x 5'5

Rear garden

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Starting at Spencer & Leigh
108 Old London Road, Brighton

Head northwest on Old London Road toward Old Patcham Mews

Turn left onto Patcham By-Pass/A23

Continue to follow A23

Turn left onto Preston Drive

Turn right onto Ditchling Road

Turn left onto Hollingbury Road

Turn left onto Hollingbury Crescent

Continue onto Hollingbury Place

Continue onto The Crossway

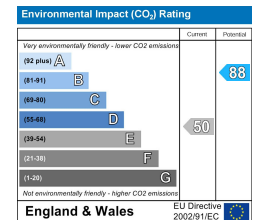
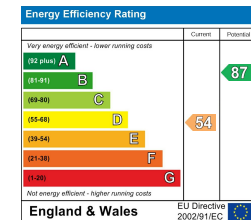
Turn left onto The Crestway

Turn right onto Wolverstone Drive

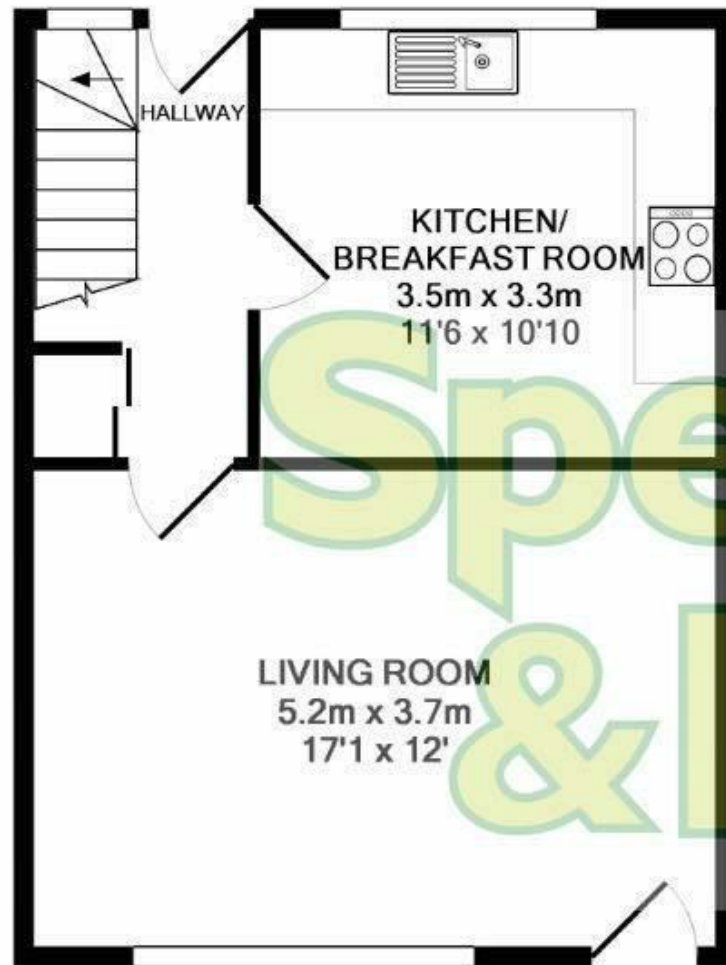
Turn right onto Lambourne Road

Turn right onto Lambourne Close

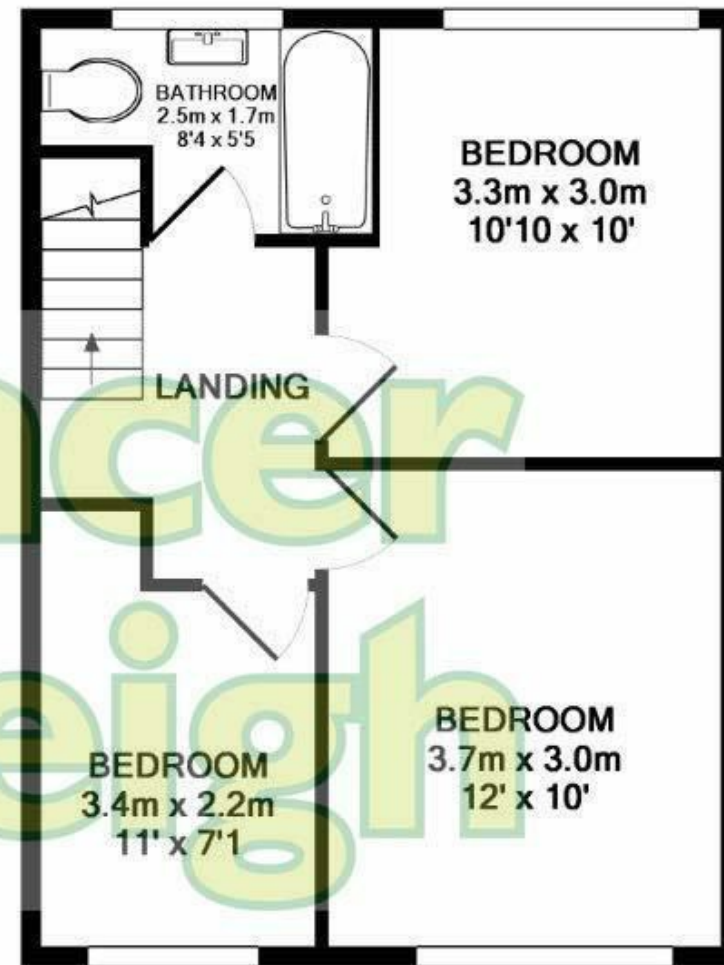
Finish on Lambourne Close



Spencer
& Leigh



GROUND FLOOR
APPROX. FLOOR
AREA 36.3 SQ.M.
(391 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.2 SQ.M.
(390 SQ.FT.)

TOTAL APPROX. FLOOR AREA 72.6 SQ.M. (781 SQ.FT.)

Made with Metropix ©2017