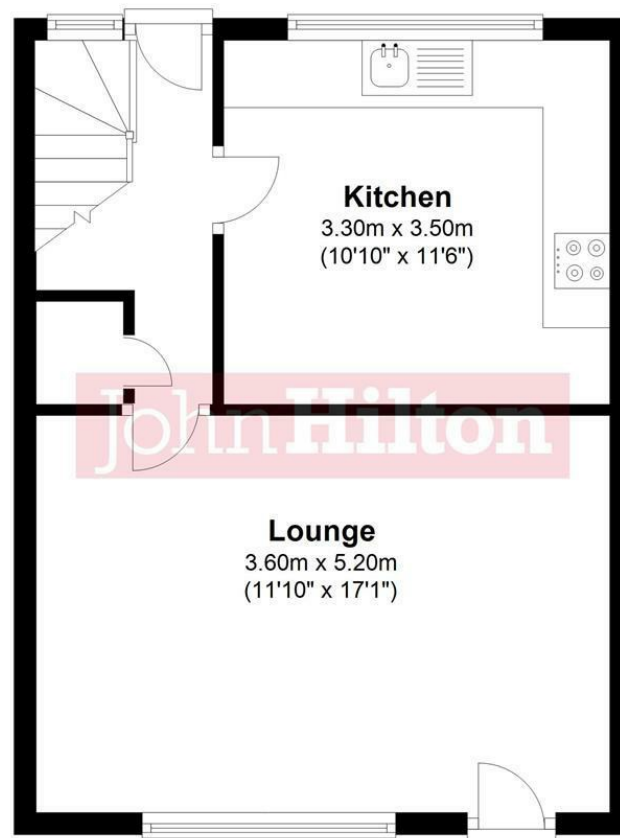


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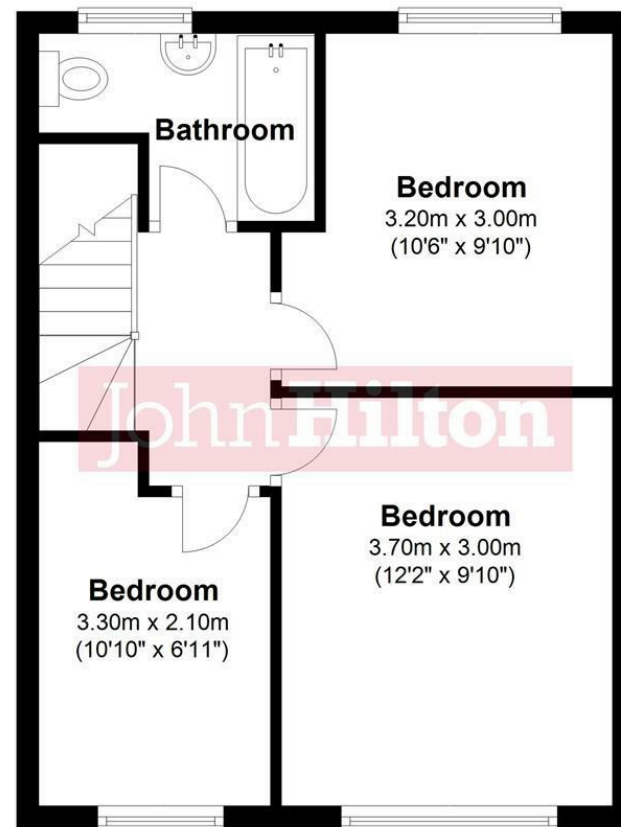
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Est 1972

Ground Floor



First Floor



Total Area Approx 777.00 sq ft

6 Lambourne Close, Brighton, BN1 7FJ

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 87 |
| (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 | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

- 3 Bedroom House
- Good Sized Garden
- Underwent Extensive Works In 2015
- Modern Kitchen
- Popular Residential Area
- Modern Bathroom
- Useful Under House Storage
- Convenient For Lewes Road
- Easy Access To City Centre
- No Chain

6 Lambourne Close, Brighton, BN1 7FJ

A 3 bedroom house that has undergone extensive refurbishment approximately 2 years ago. Situated in a popular residential area it consists of a lounge, kitchen/breakfast room, 3 bedrooms and a bathroom. Also benefits from a good sized garden and under house storage area with far reaching views. Close to good schools and easy access to the city centre and Universities with the A27/A23 links to London and beyond a short drive away. No onward chain.

Front Garden
Brick and hedged boundaries.

Entrance Hall
Stairs to first floor with storage under

Lounge
5.21m x 3.38m (17'1" x 11'1")
Carpeted with window to rear, door to garden

Kitchen/Breakfast Room
3.45m x 3.05m (11'3" x 10'0")
Range of modern eye and base level units with integrated oven and gas hob, stainless steel sink and drainer with mixer tap surrounded by wooden worktops and a tiled splash back.

Landing
Access to loft space.

Bedroom
3.86m x 3.24m (12'7" x 10'7")
Window overlooking rear garden with far reaching views.

Bedroom
3.05m x 2.44m (10'0" x 8'0")
Window to front.

Bedroom
3.25m x 2.72m
Window overlooking rear garden with scenic views.

Bathroom
Modern bathroom, low flush WC, wash hand pedestal basin, bath with shower over and glass screen, fully tiled.

Garden
Steps down to a good sized garden with mainly lawned area and a range of shrubs, door to under house storage area.



The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract