



## 14 UPPER KINGSTON LANE BRIGHTON, BN42 4RE

£475,000  
FREEHOLD

Located on sort after Upper Kingston Lane, this beautifully presented semi-detached house offers a perfect blend of comfort and modern living, benefiting from four bedrooms and a full width ground floor extension creating a real hub of the house, perfect for family gatherings.

The property boasts a large garden, which is a true highlight. It features an outbuilding currently utilised as a gym but also perfect for those seeking additional space for a home office. The garden itself is a wonderful outdoor retreat, with two patio areas and an artificial lawn area.

Additionally, the house includes a family bathroom, separate WC, a cloakroom on the ground floor and off street parking for a couple of vehicles to front.

Situated in this sought after location within 1/4 mile of The Holmbush Centre with its extensive shopping facilities and Community Swimming Pool. A more comprehensive range of shopping facilities and amenities can be found at Southwick Square with its Village Green and railway station. A number of good primary and secondary schools nearby and there is easy access to the A27 by car. This is also a dream location for ramblers and dog walkers with access to the Downs just a few yards away!

**Nicholas  
James**

SALES LETTINGS AUCTIONS









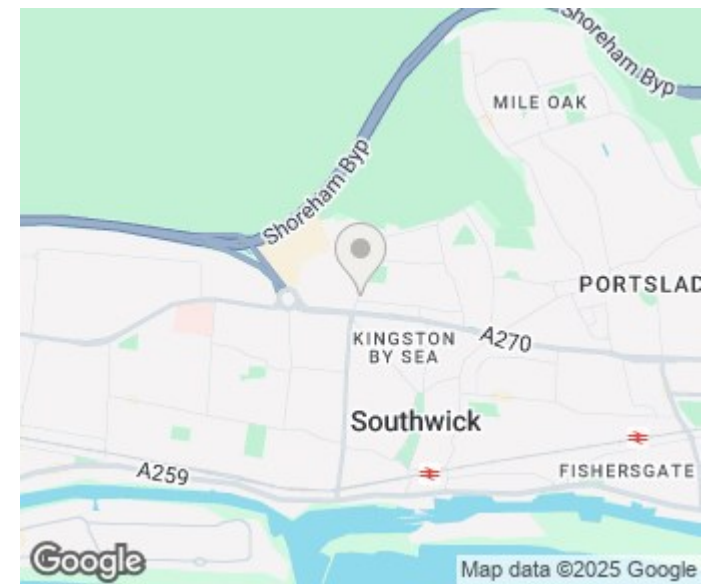


## 14 Upper Kingston Lane

Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1224773)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements

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