



184 Hollingdean Terrace, Brighton. BN1 7HE

**BEAUMONTS**  
ESTATE AGENTS



## **SUMMARY OF ACCOMMODATION**

**GROUND FLOOR:** Entrance Hall \* Bright and airy Living Room \* Wonderfully Impressive Newly fitted Kitchen/Dining Room \* Inner Lobby \* Bathroom

**FIRST FLOOR:** Two Double Bedrooms \* Cloakroom

**OUTSIDE:** Front Garden \* rear garden mainly laid to Lawn, \* Shed \*

### ***GAS CENTRAL HEATING & DOUBLE GLAZING***

A well maintained & presented two-bedroom semidetached family home in popular residential location. Delightful west facing lounge. A good size recently fitted kitchen/dining room which will not disappoint with arrange of modern fitted units, stone worktops, built in eye level double oven. Inner lobby with large cupboard with plumbing for washing machine. Generous size family bathroom with separate shower cubical. First floor two double bedrooms. A new installed cloakroom with window.

Outside an attractive rear garden mainly lawn to lawn with side access.



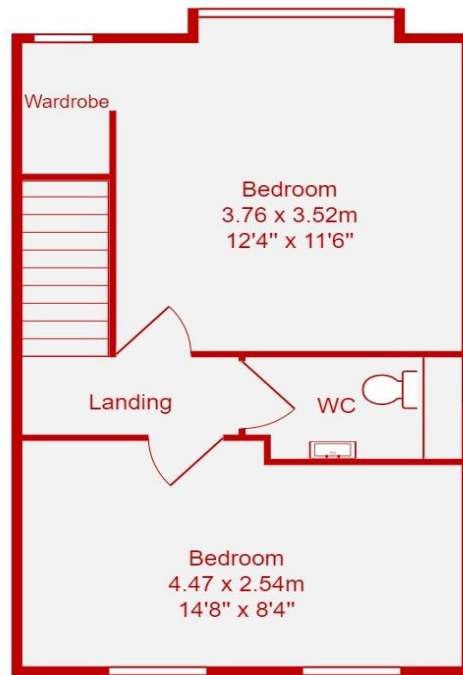
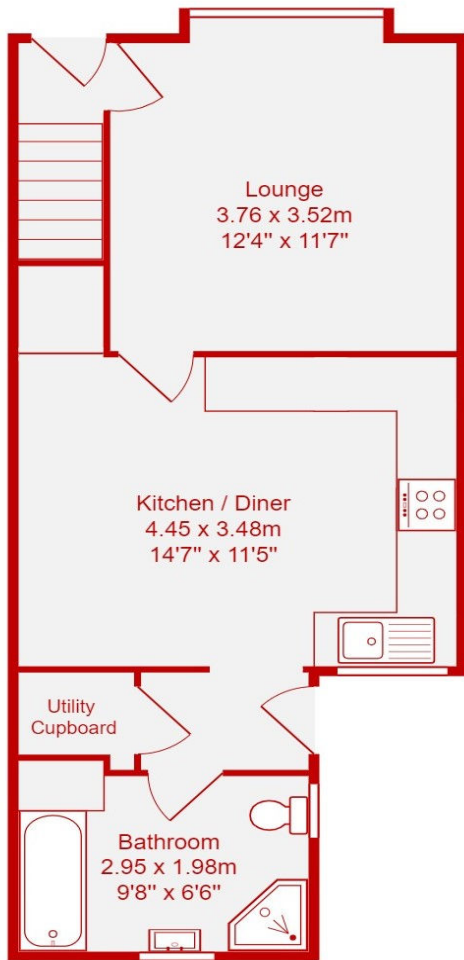
Situated in this popular residential area with good local shopping available nearby in 'The Dip' and at the close by Fiveways including a Post Office, Coop, Greengrocer and Butcher as well as good public transport to all parts of Brighton and Hove. There are good schools close by catering for children of all ages including Hertford Road Infants & Junior School. Brighton City centre with its main shopping Thorofare and the seafront with its fine bathing beaches and recreational facilities being approximately 2 miles distant. The property is also close to the lovely Burstead Woods which lead up to the Downs and are very popular with dog walkers.

**Local Information**

- Downs Junior & Infants Schools      1.1 miles
  - Hertford Road Infants                    0.3 miles
  - Dorothy Stringer High School        1.5 miles
  - Vardean Schools Complex            1.2 miles
  - Cardinal Newman School            2.3 miles
  
  - Preston Park Station                    1.8 miles
  - London Road Station                  1.1 miles
  - Brighton Mainline Station            2.0 miles
  
  - Brighton Seafront                        2.2 miles
  - Brighton Shopping Centre            2.0 miles
- All distances approximate*

Council Tax Band    C





**First Floor**  
Area: 32.0 m<sup>2</sup> ... 344 ft<sup>2</sup>

**Ground Floor**  
Area: 41.3 m<sup>2</sup> ... 445 ft<sup>2</sup>

**Total Area: 73.3 m<sup>2</sup> ... 789 ft<sup>2</sup>**  
All measurements are approximate and for display purposes only.



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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT  
01273 550881  
www.beaumontsresidential.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.