



36 Hollingdean Terrace, Brighton, BN1 7HA

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Double aspect through Living/Dining Room with original working fireplace and wood laminate flooring, double glazed bay windows to front and window rear * Kitchen being fitted with an attractive range of storage cupboards and worktops, slate laminate flooring, downlighters, door to rear

FIRST FLOOR: Three Bedrooms * Family Bathroom with part tiled walls and white suite * Landing and access to large loft space with potential to develop (stnc).

GARDEN FLOOR: Three Cellar areas * One currently used as home office and two as storage. Outside W.C. with modern suite.

OUTSIDE: Front Garden with raspberry bushes * Rear garden with lawn, fruit trees and flower borders

NEW ROOF & SOLAR PANELS **GAS CENTRAL HEATING & DOUBLE GLAZING**

This most attractive and deceptively spacious bay fronted mid-terrace family home enjoys bright and airy accommodation arranged over three floors and is offered for sale in excellent decorative order throughout.



Situated in this popular residential area with good local shopping available nearby in 'The Dip' and Fiveways as well as good public transport to all parts of Brighton and Hove within easy reach. There are good schools close by catering for children of all ages and Brighton City centre with its main shopping thoroughfare and Seafront with its fine bathing beaches and recreational facilities being less than 2 miles distant. Also close by are Burstead Woods which lead up to the South Downs and is very popular with dog walkers.

Local Information

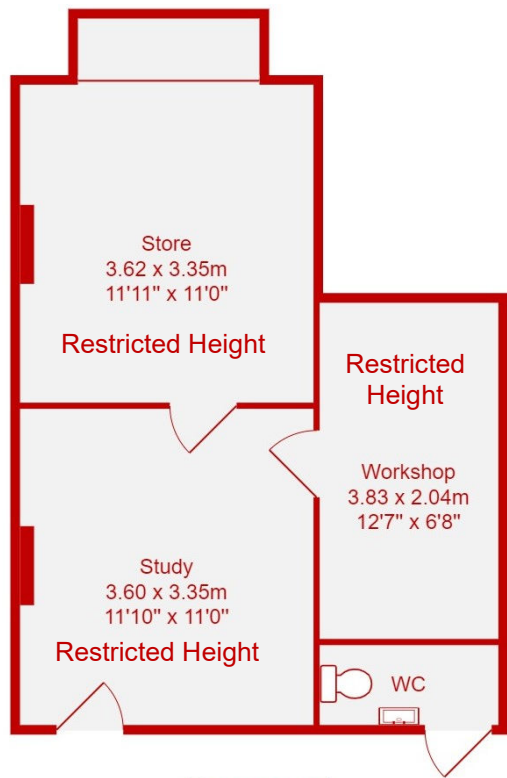
Downs Junior & Infants	0.3 miles
Balfour Road Infants	1.0 miles
Dorothy Stringer High School	1.3 miles
Vardean Schools Complex	0.9 miles
Cardinal Newman School	2.0 miles

Preston Park Station	1.4 miles
London Road Station	0.5 miles
Brighton Mainline Station	1.6 miles
Brighton Seafront	1.7 miles
Brighton Shopping Centre	1.5 miles

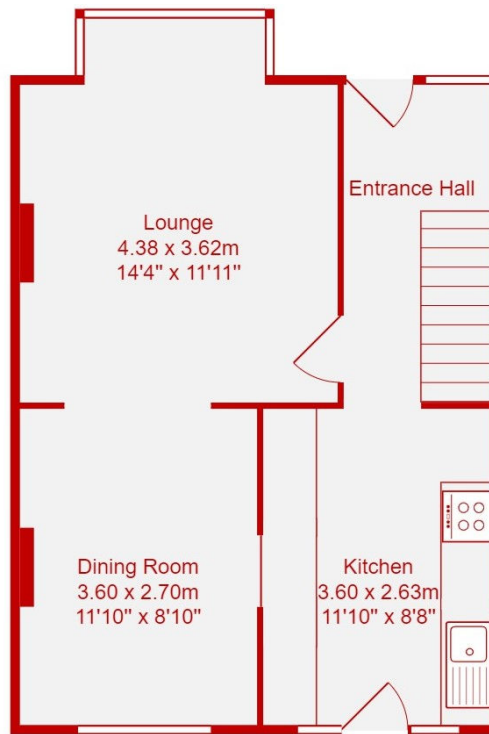
All distances approximate

Council Tax Band C

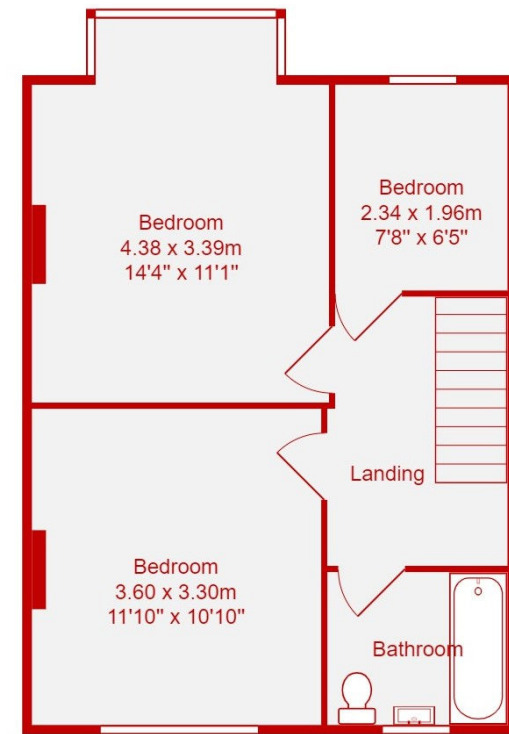




Basement
Area: 37.0 m² ... 398 ft²



Ground Floor
Area: 42.0 m² ... 452 ft²



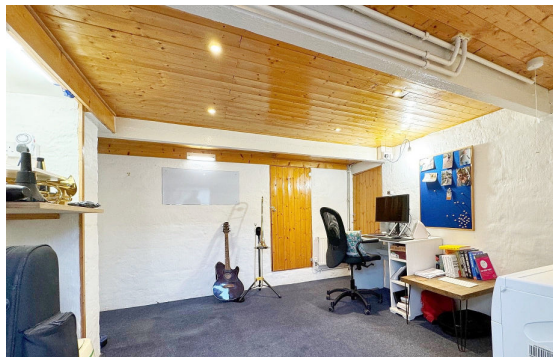
First Floor
Area: 42.0 m² ... 452 ft²

Total Area: 121.0 m² ... 1302 ft²

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT

01273 550881

www.beaumontsresidential.co.uk



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.