



**GARAGE NOT
INCLUDED**

48 Hollingbury Rise, Brighton, BN1 7HJ

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

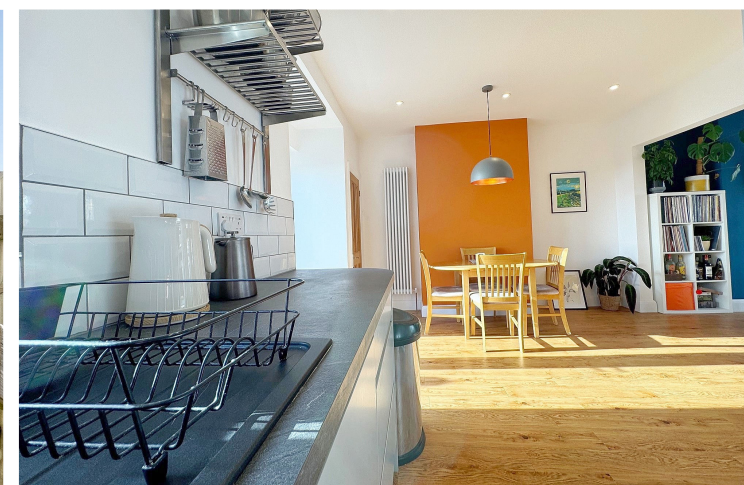
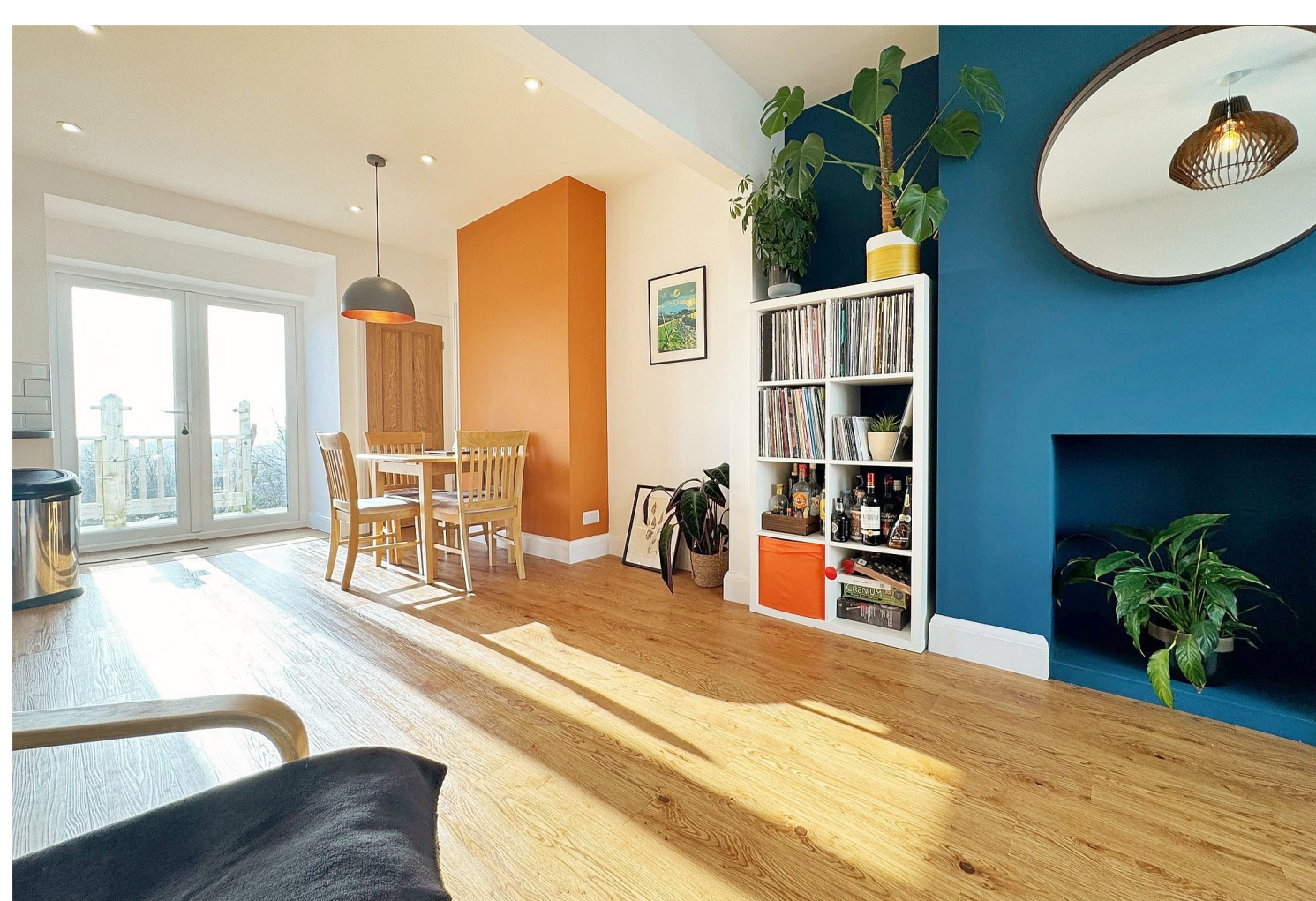
GROUND FLOOR: Spacious Entrance Hall * Cloak room * Bright and airy through Living/Dining Room with wooden flooring, Patio doors to the Sun Deck with superb views to the sea * Beautifully refitted kitchen with ample store cupboards and worktops.

FIRST FLOOR: Spacious landing with access to large loft space with potential to develop (stnc) * Three Bedrooms * Recently fitted shower room.

OUTSIDE: Sun Deck offering outstanding views over the city to the sea * Lawned south facing rear garden * Utility & Store Rooms * Side access.

GAS CENTRAL HEATING & DOUBLE GLAZING

This attractive and deceptively spacious semi detached family home enjoys very bright and airy accommodation arranged over two floors and offering superb views over the surrounding area to the sea. The property has been subject to considerable improvements in recent years and is tastefully decorated throughout. The kitchen is fitted with a range of modern 'Shaker' style units and integrated appliances. All three bedrooms are of a good size and there is wood flooring on the ground floor and recently fitted carpets elsewhere.



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 approx. 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

Hertford Infants School	0.3 miles
Downs Junior School	0.7 miles
Dorothy Stringer High School	0.9 miles
Varndean Schools Complex	0.5 miles
Varndean College	1.3 miles
Preston Park Station	1.4 miles
London Road Station	1.1 miles
Brighton Mainline Station	1.8 miles
Brighton Seafront	2.0 miles
Brighton Shopping Centre	1.9 miles

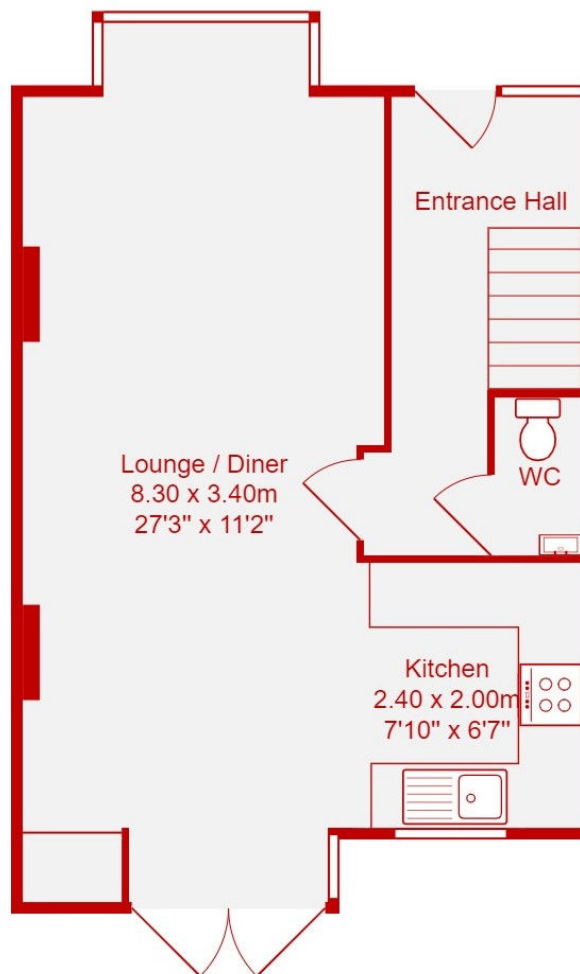
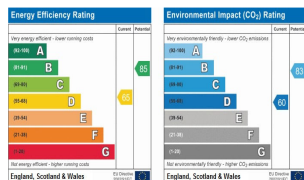
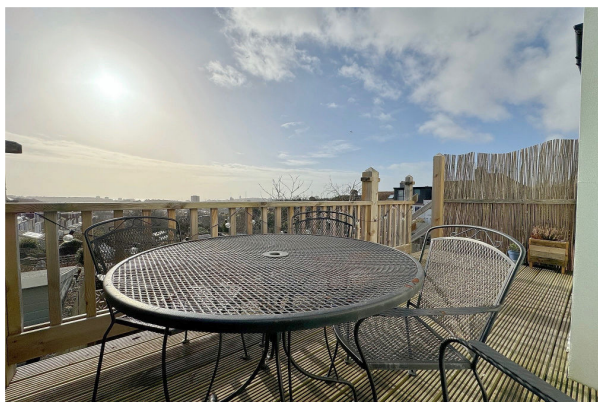
All distances approximate

Council Tax Band C





Garden
Area: 18.0 m² ... 193 ft²



Ground Floor
Area: 38.5 m² ... 414 ft²



First Floor
Area: 37.5 m² ... 404 ft²

Total Area: 94.0 m² ... 1011 ft²

All measurements are approximate and for display purposes only.

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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.

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