



80 Hollingdean Terrace, Brighton, BN1 7HA

**BEAUMONTS**  
ESTATE AGENTS

## SUMMARY OF ACCOMMODATION

**GROUND FLOOR:** Entrance Hall \* Bright and airy through Living/Dining Room with original fireplaces and pine flooring, double glazed bay windows to front and window rear \* Kitchen Area \* Utility Area \* Cloakroom \* door to garden.

**FIRST FLOOR:** Three Double Bedrooms \* Family Bathroom \* Spacious landing with store cupboard and access to large loft space with potential to develop (stnc).

**GARDEN FLOOR:** Open plan Studio/Living area and door to garden \* Modern Shower Room & W.C..

**OUTSIDE:** Front Garden with established shrubs \* Rear access to the rear garden area with brick paved patio area, large timber built garden shed.

### ***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. The versatile accommodation includes a large garden floor room which is considered ideal as a potential home and income or for a variety of uses.



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 D





Basement Level

Ground Floor

1st Floor

Total Area: 157.2 m<sup>2</sup> ... 1693 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**BEAUMONTS**

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

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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.