



**53 Hollingdean Terrace, Brighton, BN1 7HB**

**BEAUMONTS**  
ESTATE AGENTS

## SUMMARY OF ACCOMMODATION

**GROUND FLOOR:** Entrance Hall \* Living Room with Beautiful Feature fireplace \* Kitchen Dining Room with modern units.

**FIRST FLOOR:** Landing with hatch to loft \* Three Bedrooms \* Modern Bathroom with white suite.

**OUTSIDE:** Front garden designed for low maintenance and sunny Landscaped West facing Rear Garden with raised decked area.

Gas fired Central Heating and Double Glazing.

A fine opportunity to purchase this attractive family house close to local shops schools and public transport. The rooms are all of a good size and offer light and airy accommodation and the property is tastefully decorated throughout. On the ground floor you have the Entrance Hall with well-designed under stair storage area and a cupboard housing washing machine. Door to the Living Room with a feature fireplace and double-glazed windows to the front. The spacious Kitchen Dining Room is fitted with a wide range of modern units and has double glazed windows and door overlooking the garden. On the first floor there are three Bedrooms and a modern part tiled Bathroom. The roof space also has potential to provide a fourth bedroom if required (stnc). Outside there is a small and attractive front garden and to the rear there is a sunny landscaped west facing rear garden.



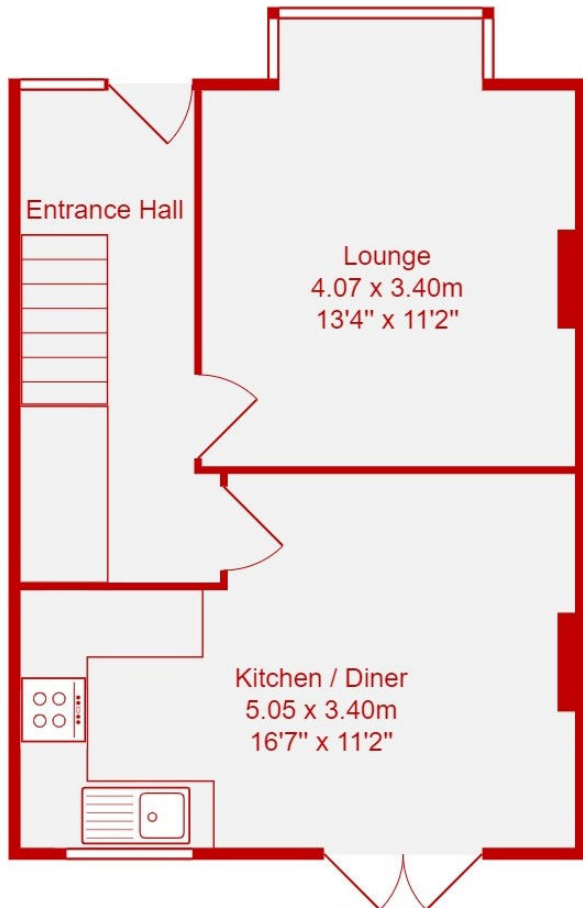
Situated in this popular residential area with good local shopping available nearby in 'The Dip' and Fiveways as well as good public transport to all parts of Brighton and Hove within easy reach. There are good schools close by catering for children of all ages and Brighton City centre with its main 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 School 0.4 miles
  - Hertford Road Infants 0.4 miles
  - Dorothy Stringer High School 0.9 miles
  - Vardean Schools Complex 0.6miles
  - Cardinal Newman School 2.0 miles
  
  - Preston Park Station 1.4 miles
  - London Road Station 1.0 miles
  - Brighton Mainline Station 2.0 miles
  
  - Brighton Seafront 1.9 miles
  - Brighton Shopping Centre 1.8 miles
- All distances approximate*

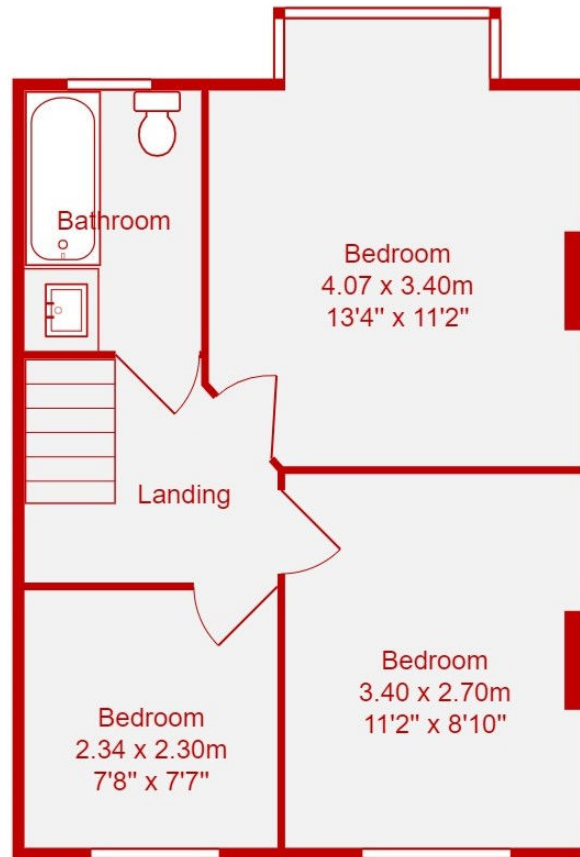
Council Tax Band C





**Ground Floor**

Area: 37.0 m<sup>2</sup> ... 398 ft<sup>2</sup>



**First Floor**

Area: 37.0 m<sup>2</sup> ... 398 ft<sup>2</sup>

**Total Area: 74.0 m<sup>2</sup> ... 797 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.