



79 Hollingdean Terrace, Brighton, BN1 7HB

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

GROUND FLOOR: Enclosed Entrance Porch * Entrance Hall * Living Room with attractive fireplace and glass sliding dividing door to the spacious Kitchen Dining Room * Garden Room * Store Room.

FIRST FLOOR: Three Bedrooms * Modern Bathroom * Spacious landing and access to large loft space with potential to develop (stnc).

OUTSIDE: Front Garden with established shrubs and side access to the double width west facing rear garden.

GAS CENTRAL HEATING DOUBLE GLAZING

This most attractive and deceptively spacious bay fronted end terrace family home enjoys bright and airy accommodation arranged over two floors and is offered for sale in good decorative order throughout. The Lounge has a most attractive fireplace with fitted gas fire, coved ceiling and wood effect flooring. The large kitchen diner has been fitted with ample modern units and worktops and some integrated appliances. There the spacious and versatile garden room with an adjoining store room. The west facing rear garden being laid to lawn with established shrub borders.



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

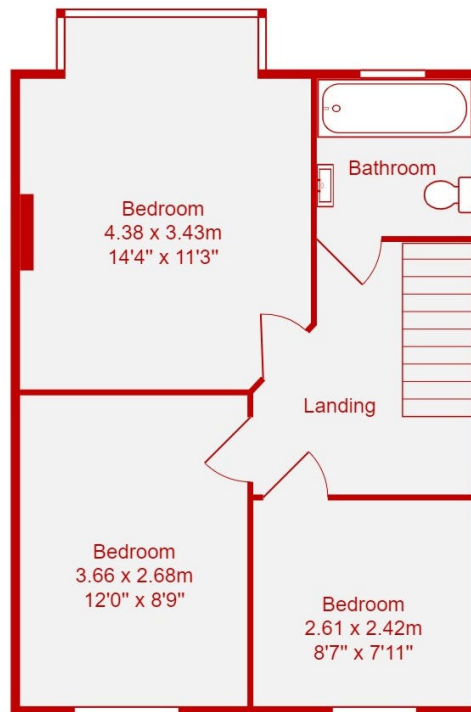
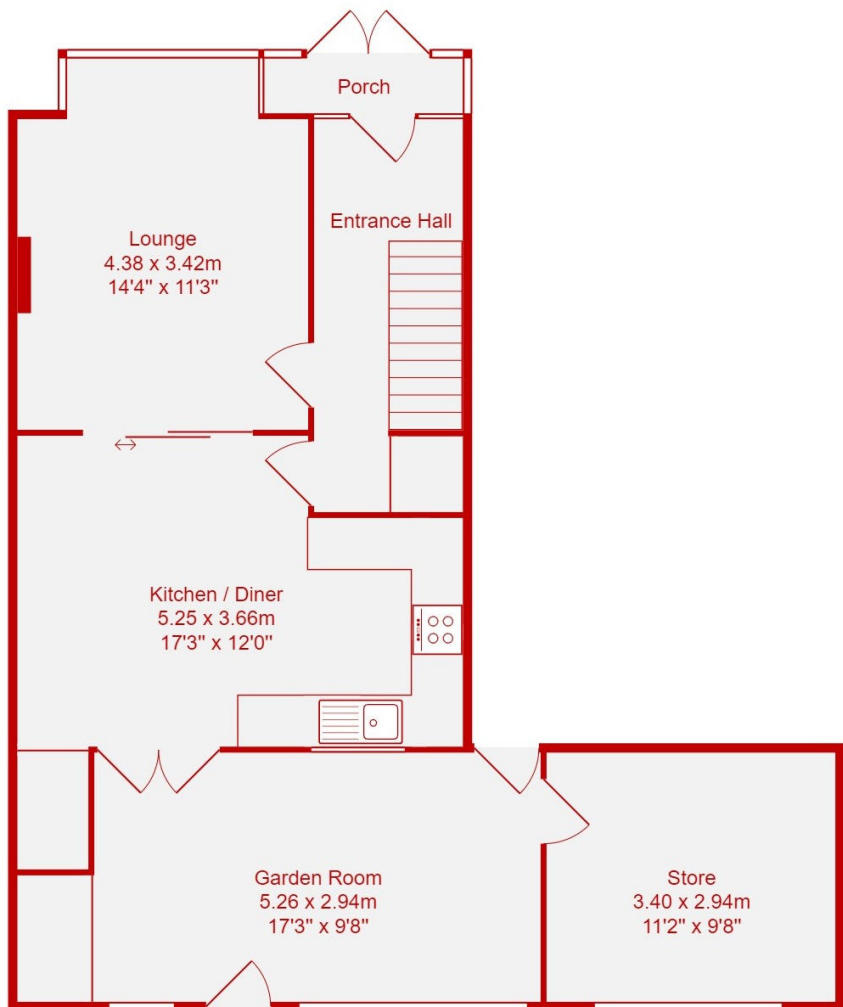
Downs Junior & Infants	0.3 miles
Balfour Road Infants	1.0 miles
Dorothy Stringer High School	1.3 miles
Vardean Schools Complex	0.9 miles
Cardinal Newman School	2.0 miles

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



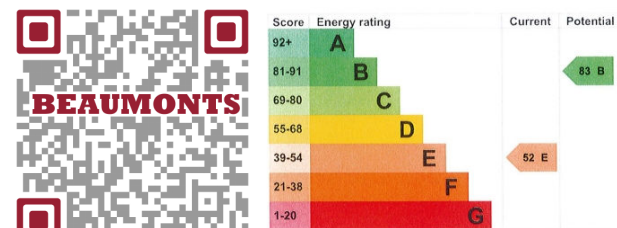
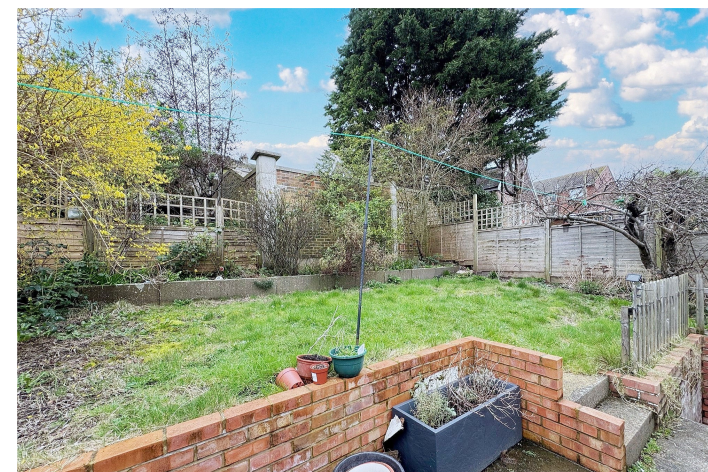
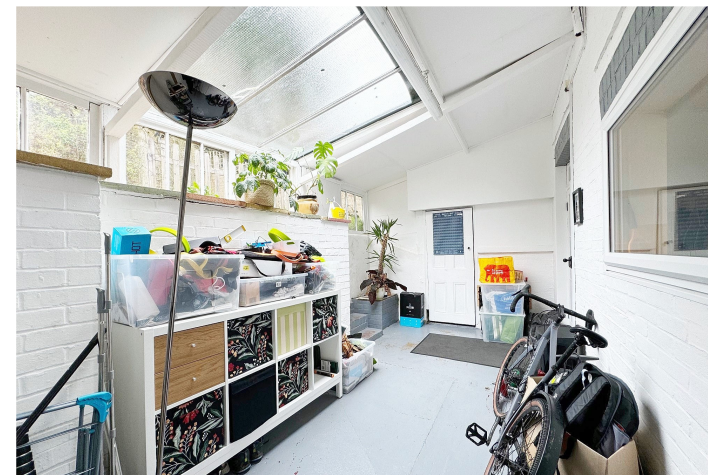


First Floor
Area: 41.2 m² ... 444 ft²

Ground Floor
Area: 70.8 m² ... 762 ft²

Total Area: 112.0 m² ... 1206 ft²

All measurements are approximate and for display purposes only.



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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.