



190 Hollingdean Terrace, Brighton. BN1 7HE

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Bright and airy Living Room * Modern Well Fitted kitchen/Dining Room * Sun Room * Shower room *

FIRST FLOOR: Three Bedrooms *

OUTSIDE: Front Garden * Landscaped rear garden with patio, lawn, flowerbeds & vegetable beds * Shed * Rear Access.

GAS CENTRAL HEATING & DOUBLE GLAZING

A well maintained & presented three-bedroom family home in popular residential location. Delightful west facing lounge with fire place. A great size modern fitted kitchen/dining room with integrated appliances & modern Bifold doors giving access to the Sun room overlooking rear garden. The bathroom has also been updated to make a great shower room.

First floor three bedrooms.

Outside an attractive landscape rear garden with lawn, well stocked with plants & shrubs.



Situated in this popular residential area with good local shopping available nearby in 'The Dip' and at the closeby Fiveways including a Post Office, Coop, Greengrocer and Butcher as well as good public transport to all parts of Brighton and Hove. There are good schools close by catering for children of all ages including Hertford Road Infants & Junior School. Brighton City centre with its main shopping thorofare and the seafront with its fine bathing beaches and recreational facilities being approximately 2 miles distant. The property is also close to the lovely Burstead Woods which lead up to the Downs and are very popular with dog walkers.

Local Information

- Downs Junior & Infants Schools 1.1 miles
- Hertford Road Infants 0.3 miles
- Dorothy Stringer High School 1.5 miles
- Varndean Schools Complex 1.2 miles
- Cardinal Newman School 2.3 miles

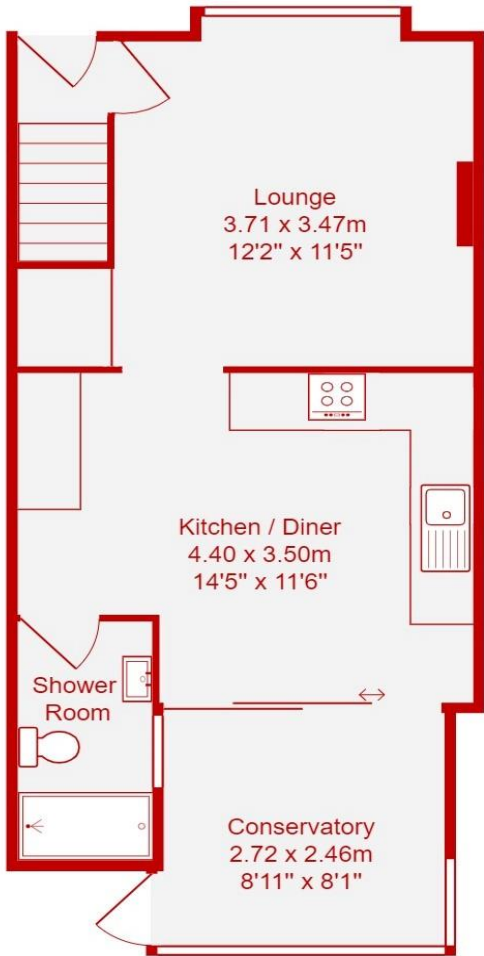
- Preston Park Station 1.8 miles
- London Road Station 1.1 miles
- Brighton Mainline Station 2.0 miles

- Brighton Seafront 2.2 miles
- Brighton Shopping Centre 2.0 miles

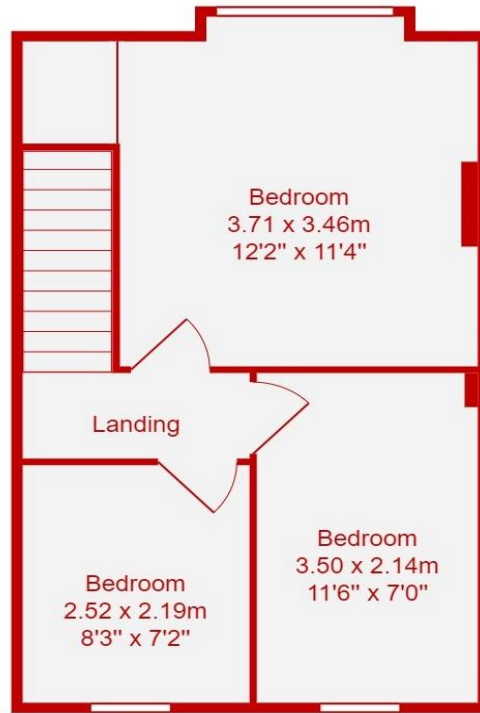
All distances approximate

Council Tax Band C





Ground Floor
Area: 40.8 m² ... 439 ft²



First Floor
Area: 31.4 m² ... 338 ft²

Total Area: 72.2 m² ... 777 ft²

All measurements are approximate and for display purposes only.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.