



## 43 Hollingbury Place, Brighton, BN1 7GE

Offers over £600,000 Freehold

TRULY STUNNING. This 4 BEDROOM 2 RECEPTION ROOM red brick BAY FRONTED FAMILY HOME has accommodation ARRANGED OVER 3 LEVELS and is situated in a POPULAR RESIDENTIAL AREA, close to the local shops and amenities of 'The Dip' and is within catchment of some of the city's highest rated schools. Highlights of this BEAUTIFUL HOME include an extended MODERN KITCHEN/BREAKFAST ROOM with patio doors leading out to a PRETTY REAR GARDEN, master bedroom with lovely FAR REACHING VIEWS and EN SUITE SHOWER ROOM, open plan lounge/dining room and ground floor WC. Must be viewed Energy Rating: C72 Exclusive to Maslen Estate Agents

## Entrance Hall

Radiator, cupboard housing electric meter & fuse box, coat hooks, ceiling coving, wall mounted 'Worcester' thermostat, understairs storage cupboard.

## Ground Floor WC

Low level WC with dual flush, vanity wash hand basin with mixer tap & tiled splashback, extractor fan.

## Lounge

Double glazed bay window to front with wooden shutters, double radiator, shelves in chimney alcove, original wooden floorboards, ceiling coving.

## Dining Room

Original wood floorboards, contemporary radiator, ceiling coving.

## Kitchen/Breakfast Room

Modern range of white gloss wall & base units with roll edged work surfaces over, inset stainless steel sink unit with mixer tap, integrated 'Zanussi' oven and microwave, 5 ring gas hob with extractor above, integrated dishwasher, space & plumbing for washing machine, space for tall fridge freezer, space for table & chairs, recessed spotlights, engineered oak flooring with underfloor heating, part tiled walls, double glazed window to rear, double glazed patio doors to rear, 3 x double glazed skylights, wall mounted thermostat for the underfloor heating.

## First Floor Landing

Storage cupboard housing washing machine & shelving.

## Bathroom

Shower cubicle with mains plumbed shower, panelled bath with mixer tap & hand held shower attachment, pedestal wash hand basin with tiled splashback, chrome heated towel rail, low level WC with dual flush, cupboard housing 'Worcester' combi boiler and shelved storage, double glazed window to rear with privacy glass, part tiled walls, vinyl flooring.

## Bedroom

Double glazed window to rear, radiator, built in wardrobe.

## Bedroom

Double glazed window to front, radiator, built in wardrobe & storage cupboards, ceiling coving.

## Second Floor Landing

## Bedroom

Double glazed window to rear, double radiator, engineered oak flooring.

## Bedroom

2 x double glazed Velux windows to front with pretty far reaching views, further double glazed window to rear, built in wardrobe and storage cupboards, double radiator, eaves storage, engineered oak flooring, recessed spotlights.

## En Suite Shower Room

Double glazed Velux window to front, shower cubicle with mains powered shower unit, wash hand basin with mixer tap set in vanity unit, low level WC with dual flush, chrome heated towel rail, part tiled walls, tiled floor, recessed spotlights, extractor fan.

## Outside

### Rear Garden

Patio area, outside tap, outside light, steps to lawned area with array of mature shrubs, vegetables, shed, walled boundaries.

### Front Garden

Walled front garden with steps to front door, gas meter cupboard.

## Total approx floor area

135.2 sq.m (1,455 sq.ft)

## Council Tax Band C

## V 2

### WHAT THE OWNERS SAY:

*"When we first saw this house we were particularly drawn to the size of the rooms and how much space there was compared to many of the other properties we viewed. We have spent the last few years creating even more space and making it a home that has really worked for our family of four. Together, we've spent considerably more time than usual here over the past 6 months and we have found ourselves feeling very grateful for the extra rooms and space that have allowed us to work and play without getting in each other's way! The neighbourhood has a real community feel and is very close knit. We get on splendidly with our neighbours, who are just lovely. There is also a really fantastic level of convenience, with local shops, parks, cafes and woodland walks just a few minutes away.*

*We have absolutely loved living and starting our family here. If we could take this house with us to where we need to move to we would! We have no doubt that whoever moves in here next will feel the same."*



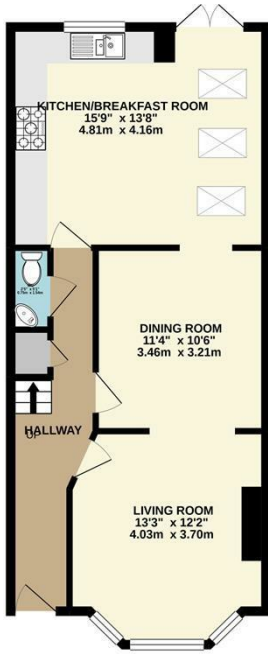
David Maslen



David Maslen



GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.

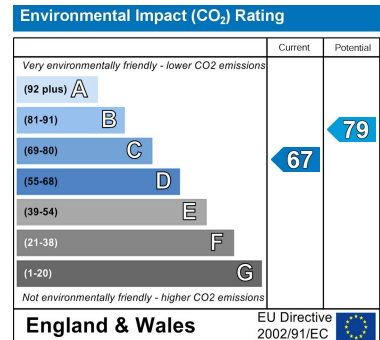
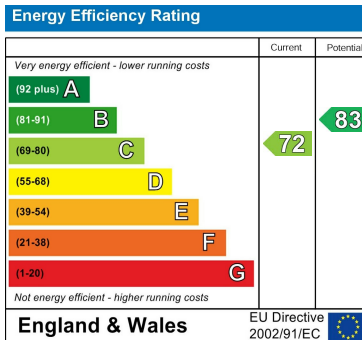


2ND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1455 sq.ft. (135.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT**

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