



41 Hollingbury Road, Brighton, BN1 7JB

£275,000 Share of Freehold

Located in the very popular area of FIVEWAYS, is this absolutely charming and well presented, one bedroom ground floor garden flat. The flat's highlights include; stained original hard wood flooring throughout, a large kitchen/breakfast room, west facing private rear garden with additional storage area & is available CHAIN FREE. Viewings are highly recommended. Energy Rating: C72 Exclusive to Maslen Estate Agents

Communal front door to:

Communal Hallway

Personal front door to:

Entrance Hallway

Doors to all rooms, built in storage cupboard.

Bedroom

uPVC double glazed bay window to front, radiator, wooden flooring, picture rail.

Lounge

uPVC double glazed window to rear, radiator, wooden flooring.

Kitchen/Breakfast Room

Range of base units with roll edge work surfaces over, inset 1.5 bowl sink unit with mixer tap, space for cooker with cooker hood over, space for fridge/freezer, wooden flooring, radiator, door to Bathroom, uPVC double glazed window to side, door to Garden.

Bathroom

Low level close coupled WC, pedestal wash hand basin with hot & cold taps, bath with mixer tap & hand held shower attachment, space & plumbing for washing machine, space for tumble dryer, wooden flooring, radiator, ladder style heated towel rail, uPVC double glazed window with privacy glass.

Garden

Laid to decking with steps up to a patio seating area, with shed & storage area.

Total approx floor area

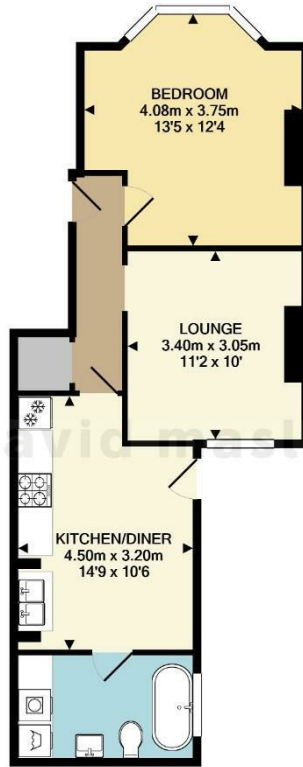
48.0 sq.m. (516 sq.ft.)

Council tax band B

Parking zone G

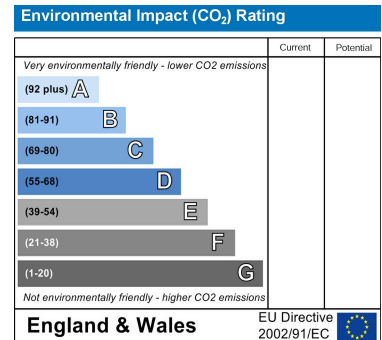
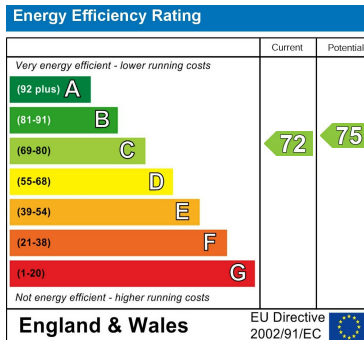
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TOTAL APPROX. FLOOR AREA 48.0 SQ.M. (516 SQ.FT.)

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IMPORTANT

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