



46 Hollingbury Road, Brighton, BN1 7JA

£575,000 Freehold

Located in the very popular area of FIVEWAYS is this 4 bedroom house arranged over 3 floors in need of some updating. Some of the other property highlights include; the en-suite shower room, PRIVATE REAR GARDEN & utility room. NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents.

Front door to:

Hallway

Stairs rising to first floor, stairs descending to lower ground floor, radiator, wall mounted heating thermostat, doors to all rooms.

Lounge

Bay window to front, radiator, feature fireplace with tiled hearth, picture rail, period coving, double doors opening to:

Kitchen/Breakfast Room

Range of wall & base units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner hob with integrated oven below, cooker hood above, space for fridge/freezer, space for table & chairs, part tiled walls, laminate flooring, radiator, window to rear.

Bathroom

Low level close coupled WC with push button flush, wash hand basin with hot & cold taps, panelled bath with mixer tap, further hand held shower attachment, built in storage cupboard, radiator, extractor fan, part tiled walls, laminate flooring, window to rear.

First Floor

First Floor Landing

Hatch to loft space, doors to all rooms.

Bedroom

Window to rear, radiator, wash hand basin with hot & cold taps.

Bedroom

Window to rear, radiator, wash hand basin with hot & cold taps, wooden floorboards.

Bedroom

Bay window to front, radiator, built in storage cupboard, wooden floorboards, door to:

En-Suite Shower Room

Low level close coupled WC with push button flush, pedestal wash hand basin with hot & cold taps, corner shower cubicle with wall mounted shower unit, extractor fan, part tiled walls, tiled floor, window to front.

Lower Ground Floor

Utility Room

Range of base units with roll edged works surfaces over, wash hand basin with hot & cold taps, space & plumbing for washing machine, space for tumble dryer, wall mounted boiler, part tiled walls, laminate flooring, door to rear garden, door to:

Bedroom

Window to rear, radiator, wooden floorboards.

Outside

Rear Garden

Mainly laid to lawn, shrubs & trees, enclosed by brick walling.

Total approx floor area

116 sq.m. (1249 sq.ft.)

Parking zone G

Council tax band C

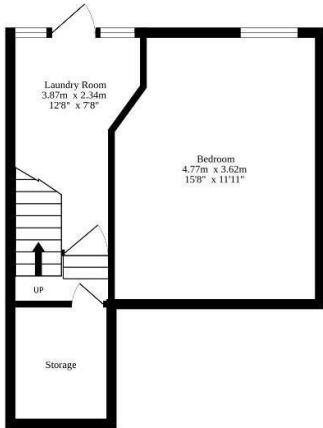
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What the owner says:

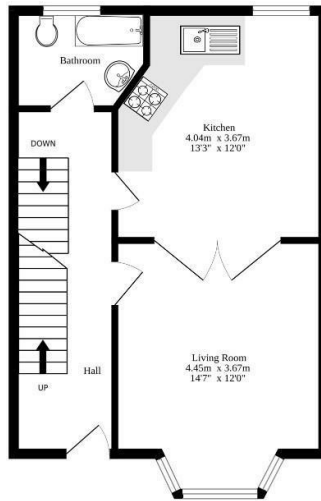
"We have very much enjoyed owning our house in Hollingbury Road for the last twenty years. It's hard to find somewhere in Brighton that's as well located, with easy access to the town centre and main roads out yet with its own shops and eating places nearby. The area is on the up and every year there seems to be a new deli or specialist food place opening.

The house is comfortable and spacious and all the rooms are a good size with plenty of light. Whoever buys the house will see that there is great potential to extend and upgrade, particularly with the ground floor and the garden and the loft. It could be a great family home with good local schools and plenty of transport options, and with both universities within easy reach."

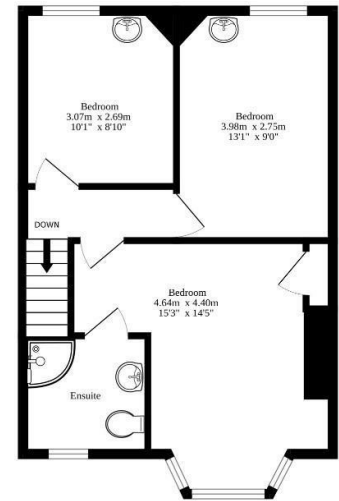




Lower Ground Floor
29.7 sq.m. (320 sq.ft.) approx.



Ground Floor
43.7 sq.m. (470 sq.ft.) approx.



1st Floor
42.6 sq.m. (459 sq.ft.) approx.

Hollingbury road

TOTAL FLOOR AREA : 116.0 sq.m. (1249 sq.ft.) 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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