



## Hollingdean Terrace, Brighton

Guide Price  
£525,000  
Freehold

- TWO BEDROOM MID TERRACED • POTENTIAL TO EXTEND STNP HOUSE
- PERIOD FEATURES THROUGHOUT • WEST FACING REAR GARDEN
- CLOSE TO LOCAL AMENITIES • HIGHLY SOUGHT AFTER 'DIP' LOCATION SECONDS FROM FIVEWAYS

\*\*\*Guide Price: £525,000 - £550,000\*\*\*

Robert Luff & Co are delighted to bring to market this spacious two bedroom mid terrace house located in Hollingdean. Hollingdean Terrace is situated close to local shops in the Dip and also Fiveways which offers a wide variety of local businesses. Local schools including Downs infants/Juniors and Hertford are within easy access and frequent bus services to Central Brighton are close by. Also in close proximity to London Road & Preston Park train station.

Accommodation offers; living / dining room, kitchen, two double bedrooms and a spacious bathroom. Other benefits include; potential to extend STNP, West facing rear garden and original features through out.

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## Accommodation

### Entrance Hall

Wall mounted radiator, under-stairs storage

### Living / Dining Room 23'61 x 11'42 (7.01m x 3.35m)

Original floorboards, bay window facing front, two x wall mounted radiators, log burner, double doors leading to rear garden

### Kitchen / Breakfast Room 11'66 x 8'96 (3.35m x 2.44m)

Mixture of wall and base units set under solid wood worktops, ceramic sink, space for; fridge freezer, washing machine and dishwasher, space for range oven, double glazed window to side, rear and door leading out to rear garden

### Stairs Leading To First Floor

### Bedroom One 15'22 x 12'27 (4.57m x 3.66m)

Carpet flooring, wall mounted radiator, bay window & additional window to front, coving

### Bedroom Two 10'99 x 9'80 (3.05m x 2.74m)

Double glazed window to rear, wall mounted radiator, coving

### Bathroom

Solid wood floors, double glazed window to rear, bath and shower cubicle, heated towel rail, WC, wash hand basin

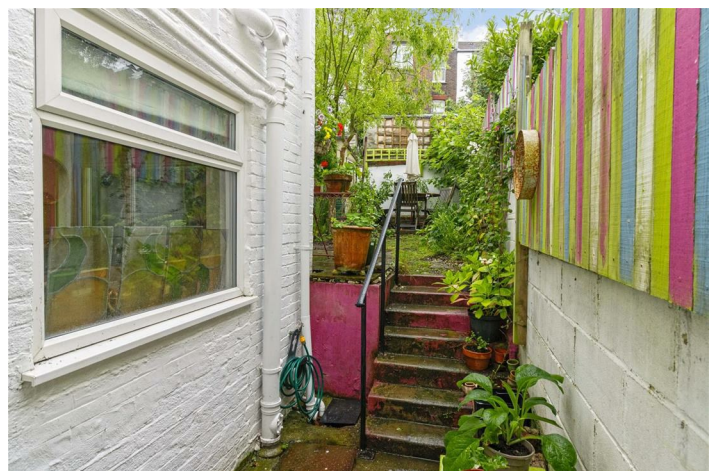
### Rear Garden

Stairs leading up to garden, seating area

### Agents Notes

EPC Rating: C

Council Tax Band: C



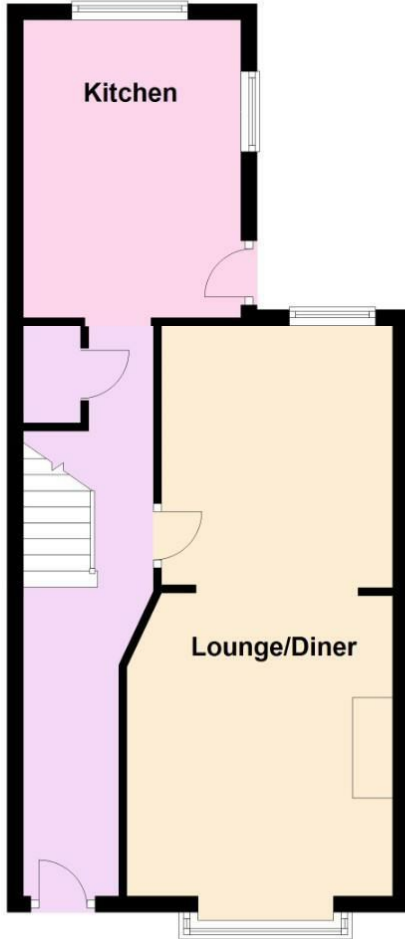
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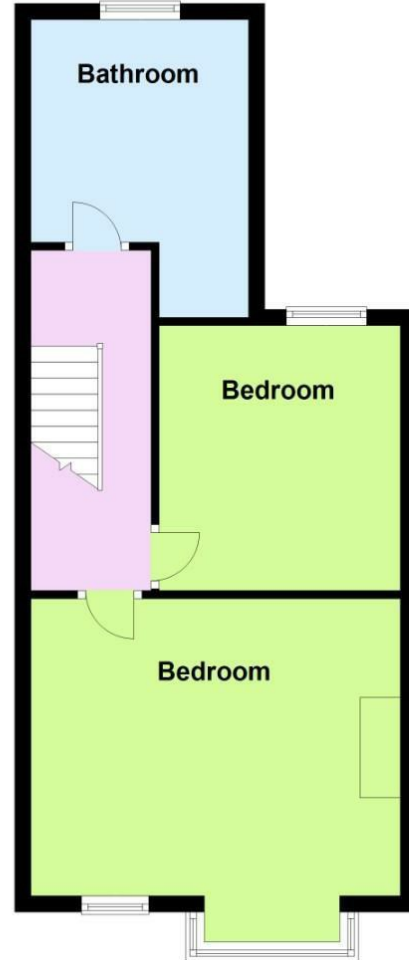
## Ground Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



## First Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



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

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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