



Flat 2, 21 Hollingbury Park Avenue, Brighton, BN1 7JG

**BEAUMONTS**  
ESTATE AGENTS



## SUMMARY OF ACCOMMODATION

**Ground Floor:** Entrance Porch \* Communal Hallway \*

**First Floor:** \* Entrance Hall \* Modern living Open Plan Living Room with Modern Kitchen \* Two Double Bedrooms \* Bathroom \* Potential to convert the loft space (Subject to the necessary consents) \*

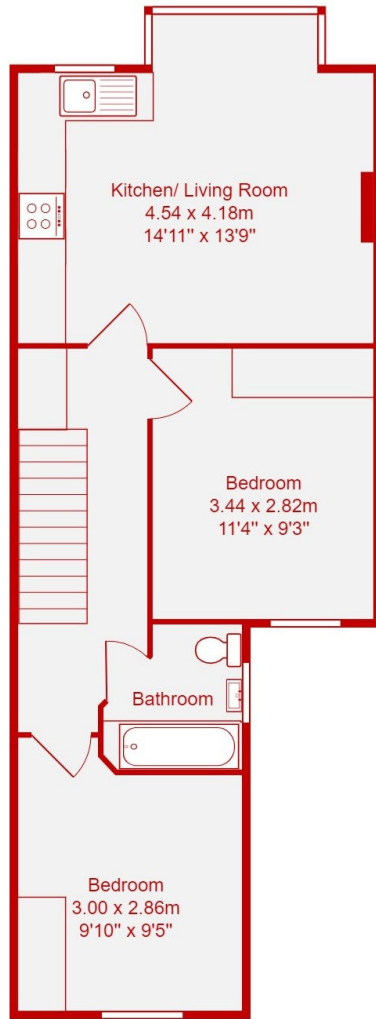
### Gas Fired Central Heating & Majority Double Glazing

This gorgeous, bright and airy, two-bedroom apartment occupies the first floor of this bay fronted Victorian terraced property and is offered for sale in excellent decorative order. The well-presented accommodation comprises a lovely, bright open plan living space with a modern fitted kitchen, bay window and log burner. There are also two double bedrooms, both with fitted wardrobes, a bathroom with a modern white suite. On top of the above, the apartment has potential to extend into the roof space, subject to planning consent being sought. Offered for sale with a share in the freehold.

Hollingbury Park Avenue is a most attractive tree lined residential road adjacent to the popular Fiveways where there is a comprehensive range of local shopping including a grocer, butcher and bakery together with a Co op and Post Office. Also within walking distance are excellent schools for all age groups from Infants to Sixth Form College. Both Blakers Park with tennis courts and children's play area is closeby and the beautiful 65 acre Preston Park with its fine recreational facilities being within walking distance. Brighton City center with its comprehensive shopping, theatres, cinemas and fine range bars and restaurants and the Seafront are all within approx. 2 miles.

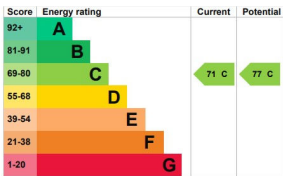
Share of Freehold

Length of lease 999 years from 2018 Current 993 remaining



#### Ground Floor

Area: 2.0 m<sup>2</sup> ... 22 ft<sup>2</sup>

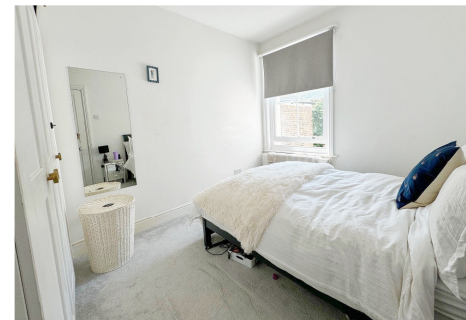


#### First Floor

Area: 47.0 m<sup>2</sup> ... 506 ft<sup>2</sup>

Total Area: 49.0 m<sup>2</sup> ... 528 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**BEAUMONTS**  
ESTATE AGENTS

9 Kings Parade, Ditchling Road, Brighton, BN1 6JT

01273 550881

www.beaumontsresidential.co.uk



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.