



58 Hollingbury Road, Brighton, BN1 7JA

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Lovely Living Room/dining room with feature fireplace, Wooden flooring & Bay window to front * Fourth Bedroom/Study *

GARDEN FLOOR: Family Room/TV Room * Dining Area * Kitchen * Garden Room * Separate W.C * Access To Rear Garden

FIRST FLOOR: Landing * Two bedrooms * Family Bathroom with part tiled walls and modern white suite.

TOP FLOOR: Stunning Main Bedroom with Fantastic Views* En Suite Shower/W.C

OUTSIDE: Small Front Garden * Lovely walled rear garden with raised patio area, flower borders and side access.

*** GAS FIRED CENTRAL HEATING *
MANY ORIGINAL FEATURES**

This lovely family home offers spacious accommodation throughout and is situated over four floors and providing a light and airy feel throughout. Offered in good decorative order as well as retaining many original features. There is a delightful living/dining room with dual aspect and stunning views. The kitchen/breakfast area is perfect for entertaining family or guests. All four bedrooms are a good size with the main bedroom situated on the top floor offering a wonderful space, far reaching views and an En-suite shower room.



Hollingbury Road is a highly sought-after residential road running between Ditchling Road and Lewes Road. It is therefore within easy walking distance is a comprehensive range of local shopping both at Fiveways including a Post Office, Chemist, Co Op, Butcher and Baker with a wide variety of additional shopping in Preston Village. There are excellent schools for children of all age groups within walking distance as are both Blaker's Park and the beautiful 65-acre Preston Park with its wide range of recreational facilities including Tennis Courts, Bowling Greens and Cycle Track. Preston Park Railway Station is only 10-minute walk away and both Brighton Mainline and London Road railway stations are within easy reach. Brighton City centre with its comprehensive shopping, theatres, cinemas and fine range bars and restaurants and the Seafront are all less than 2 miles distant.

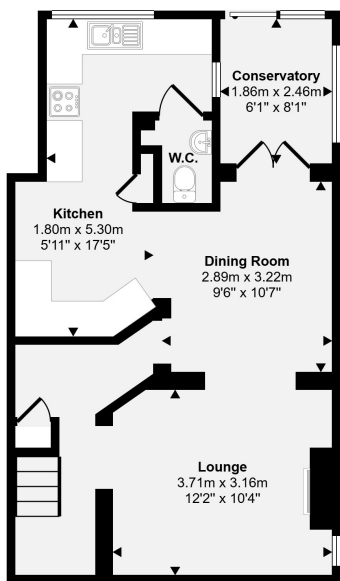
Local Information	
Downs Junior School	0.6 miles
Balfour Road Infants	0.5 miles
Dorothy Stringer High School	0.7 miles
Varndean Schools Complex	0.5 miles
Cardinal Newman School	1.3 miles

Preston Park Station	1.0 miles
London Road Station	0.8 miles
Brighton Station Mainline	1.5 miles
Brighton Seafront	2.0 miles
Brighton Shopping Centre	1.8 miles
All distances approximate	

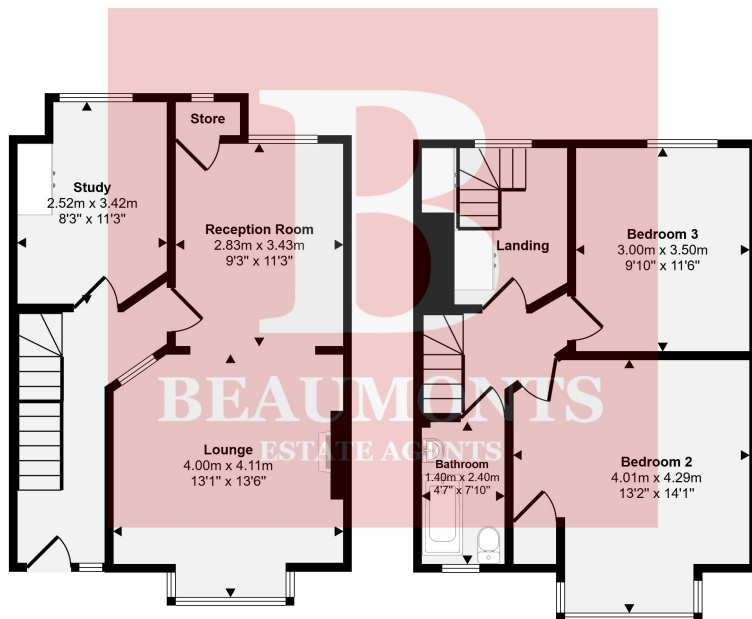
Council Tax - D



Approx Gross Internal Area
163 sq m / 1756 sq ft

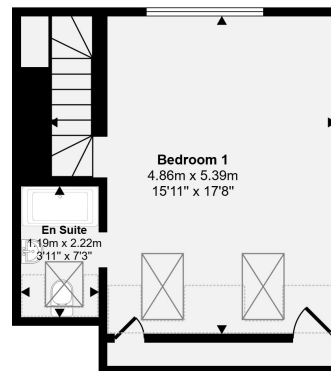


Lower Ground Floor
Approx 49 sq m / 524 sq ft



Ground Floor
Approx 43 sq m / 462 sq ft

First Floor
Approx 41 sq m / 446 sq ft



Second Floor
Approx 30 sq m / 325 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.