



17 Hollingbury Place, Brighton, BN1 7GE

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Bay Fronted Living Room with dual aspect * Spacious Modern Kitchen Breakfast Room * Study/Bedroom Four * Shower Room.

FIRST FLOOR: Three Bedrooms * Modern Bathroom * Spacious landing.

OUTSIDE: Garden to Three Sides with established shrubs and Rear Access * Converted Garage currently used as an Annexe.

GAS CENTRAL HEATING

This most attractive and deceptively spacious bay fronted end terrace family home enjoys a lovely elevated position with a South/West aspect providing a bright and airy accommodation over two floors and is considered to be in good decorative order throughout. The Lounge has a attractive fireplace along with wooden flooring and a South/West dual aspect. The large kitchen diner has been fitted with ample modern units and worktops and some integrated appliances. There are three good size bedrooms on the first floor along with a modern bathroom suite.



Situated in this popular residential area with good local shopping available nearby in 'The Dip' and at the nearby Fiveways including a Post Office, Coop, Greengrocer and Butcher as well as good public transport to all parts of Brighton and Hove. There are good schools close by catering for children of all ages including Hertford Road Infants & Junior School. Brighton City centre with its main shopping thorofare and the seafront with its fine bathing beaches and recreational facilities being approximately 2 miles distant. The property is also close to the lovely Burstead Woods which lead up to the Downs and are very popular with dog walkers.

Local Information

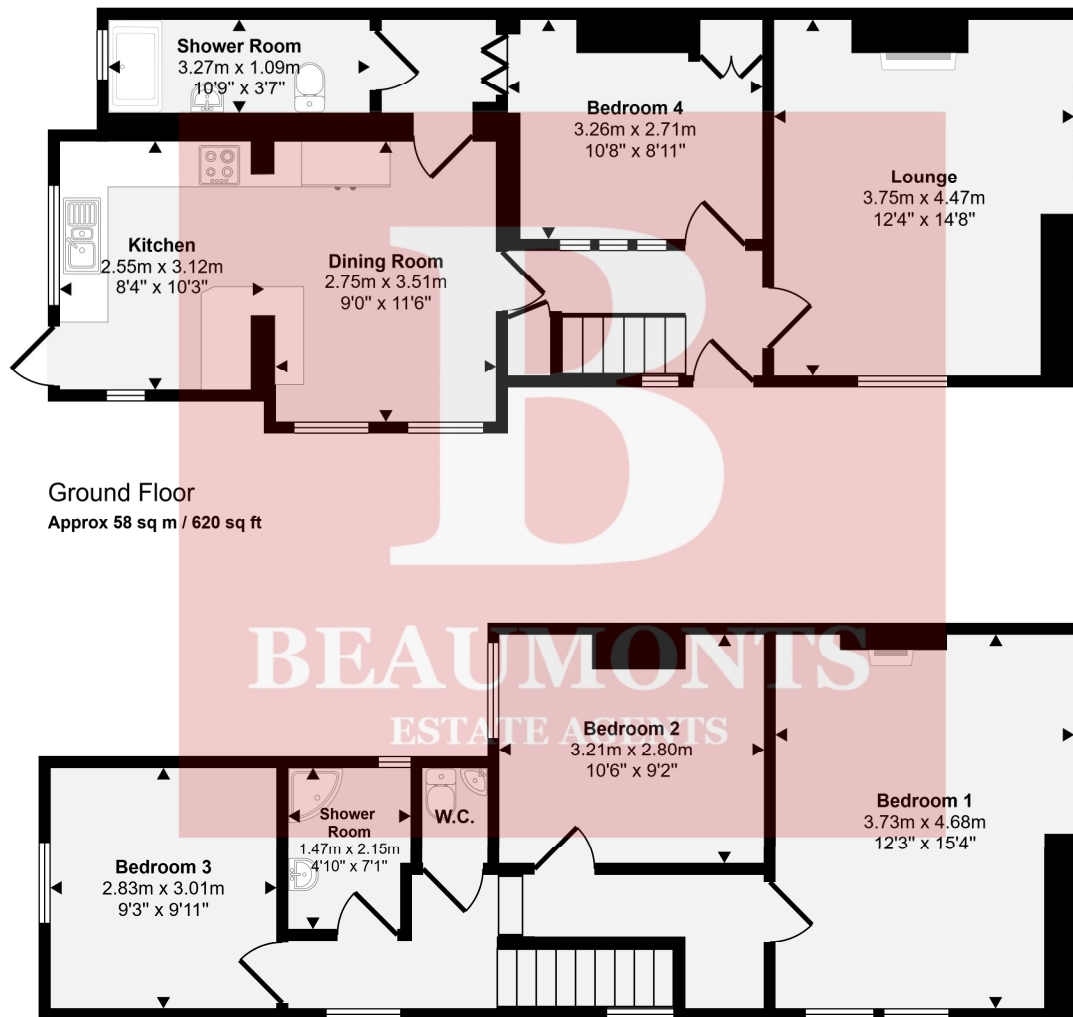
Downs Junior & Infants Schools	1.1 miles
Hertford Road Infants	0.3 miles
Dorothy Stringer High School	1.5 miles
Varndean Schools Complex	1.2 miles
Cardinal Newman School	2.3 miles
Preston Park Station	1.8 miles
London Road Station	1.1 miles
Brighton Mainline Station	2.0 miles
Brighton Seafront	2.2 miles
Brighton Shopping Centre	2.0 miles

All distances approximate

Council Tax Band C



Approx Gross Internal Area
108 sq m / 1162 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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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.