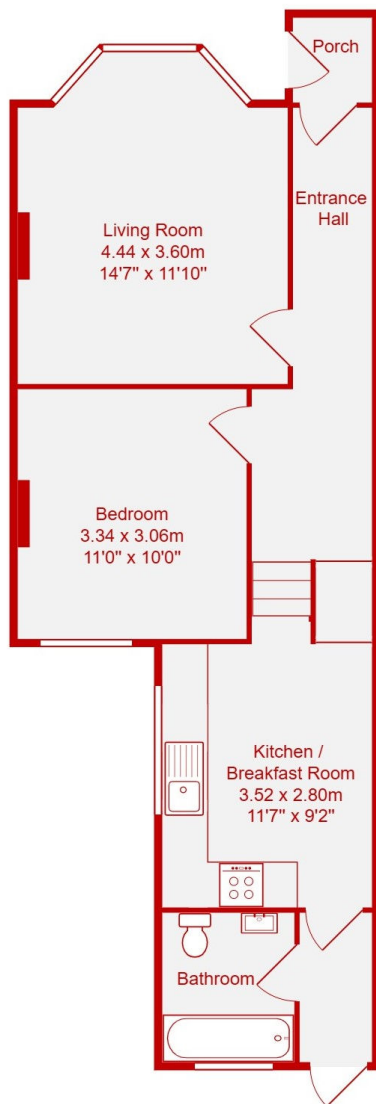




**Garden Flat, 18a Hollingbury Road, Brighton, BN1 7JA**

**BEAUMONTS**  
ESTATE AGENTS





Total Area: 50.0 m<sup>2</sup> ... 538 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

## SUMMARY OF ACCOMMODATION

**Garden Flat:** \* Own Street Entrance \*

**Door to Flat:** \* Entrance Hall \* Living Room \* Delightful Kitchen/Breakfast Rm \*  
Double Bedroom \* Bathroom \* East Facing Patio Area \*

This delightful and well-maintained Garden flat forms the lower ground floor of a period property, and benefits from gas central heating and a majority of replacement double glazing. This charming property has many features which include a private street entrance, a west facing Living room, double bedroom, a well-equipped Kitchen/Breakfast room, a modern bathroom with a white suite whilst outside there is a well-established patio garden.

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.

Council Tax Band A  
Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.