



181 Hollingdean Terrace, Brighton. BN1 7HF

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Large Utility/Cloakroom * Spacious and bright Living Room * Modern extended Kitchen Dining area with French doors to the rear sun deck and garden.

FIRST FLOOR: Two Double Bedrooms * Modern Family Bathroom.

SECOND FLOOR: Master Bedroom with En Suite W.C. * Bedroom Four/Office.

OUTSIDE: Front Garden * Side Access to the sunny, west facing rear garden with Sun Deck, lawn and flower borders * Large bike/tool storage * Outside power points and tap.

GAS CENTRAL HEATING & DOUBLE GLAZING

A rare opportunity to acquire this family home which has been extended and modernized throughout while retaining period charm.

The property offers a wealth of attractive features including new double-glazed timber bay windows, new roof and large utility with worktop and ceiling clothes-airer.



Situated on a quiet road close to Fiveways and within the catchment of sought-after primary and secondary schools. A few minutes walk from woods, green spaces and dog-walking trails leading to the South Downs National Park. Close to a bus stop with frequent routes to Brighton centre, the Lanes and Sea Front together with excellent rail links. There is excellent local independent shopping available nearby and at Fiveways including a Greengrocer, Butcher and Baker, Post Office and Coop.

Local Information

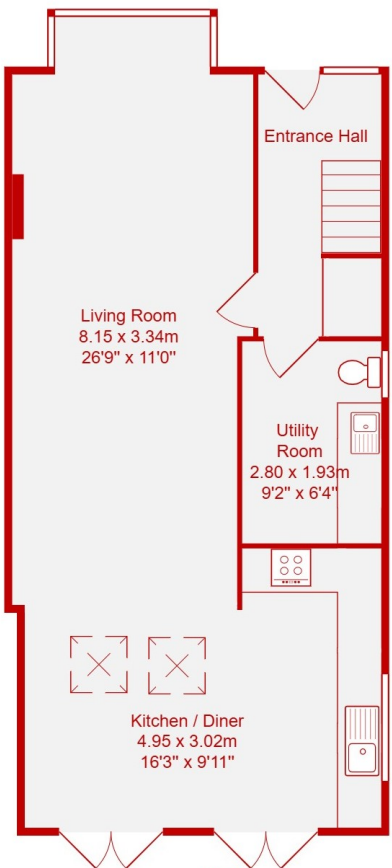
Balfour Primary	0.6 miles
Downs Junior& Infants	1.1 miles
Hertford Primary	0.3 miles
Varndean Schools Complex	0.6 miles
Cardinal Newman School	1.8 miles
Preston Park Station	1.3 miles
London Road Station	0.9 miles
Brighton Mainline Station	1.6 miles

Brighton Seafront	2.1 miles
Brighton Shopping Centre	1.3 miles

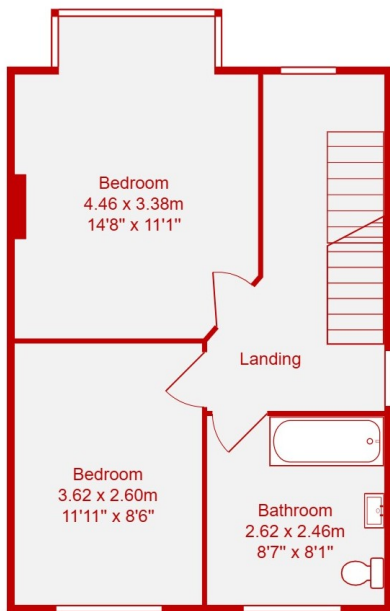
All distances approximate

Council Tax Band C

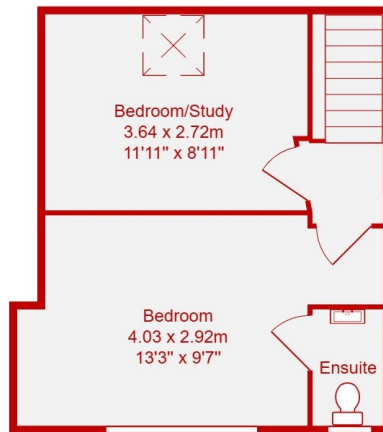




Ground Floor
Area: 55.0 m² ... 592 ft²



First Floor
Area: 40.0 m² ... 430 ft²



Second Floor
Area: 29.0 m² ... 312 ft²

Total Area: 124.0 m² ... 1335 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	83 B
55-68	D		
39-54	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.