

# JOHN DALE

## Estate Agency

**kw** POWERED BY  
KELLERWILLIAMS



**Holtview Road, Brighton, BN2 6DH**

**PRICE RANGE £475,000 - £500,000**

Semi-detached home in one of Brighton's desirable outskirts location

South-facing rear garden – ideal for relaxing & entertaining

Beautiful modern fitted kitchen with additional storage to the side and a ground floor cloakroom

Modern first-floor shower room - Front & side gardens, shared driveway, extended garage & cellar - Close to schools, amenities, transport & Brighton Racecourse

EPC Rating D (pot. C)

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Semi-detached home in Brighton's desirable outskirts, close to schools, amenities & transport. Enjoy spacious living with wonderful rear views from the house, south-facing garden, garage & cellar – perfect for family life and peace of mind.

## A Wonderful Semi-Detached Home in a Prime Brighton Location

Tucked away in one of Brighton's most desirable residential spots, this attractive semi-detached house offers the perfect balance of space, comfort and convenience. Whether you're upsizing, looking for great schools, or simply dreaming of a home with easy access to the city and coast, this property delivers a lifestyle to match its desirable setting.

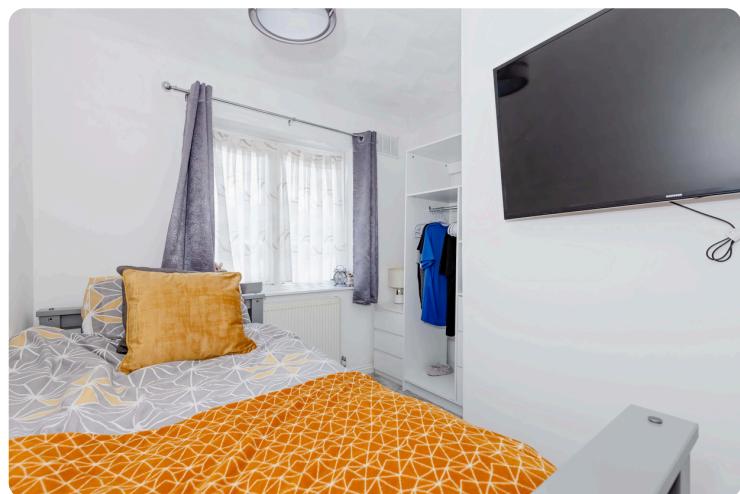
Just moments from Brighton Racecourse, you'll also find excellent local schools, a library, everyday amenities, and reliable public transport links all within easy reach – making it an ideal base for busy families and professionals alike.

Step inside and you're welcomed by a bright through lounge and dining room, designed for relaxed family living and entertaining. A modern, separate kitchen offers plenty of storage and worktop space, while a ground-floor cloakroom adds a practical touch. Upstairs, the first-floor shower room has been stylishly updated, serving the well-proportioned bedrooms.

Outside, the southerly aspect rear garden is a sun-trap, perfect for summer barbecues, gardening, or simply unwinding with a book. The home also enjoys a garden to the front and sides, a shared driveway, garage, and even a cellar – giving you that all-important extra storage and flexibility.

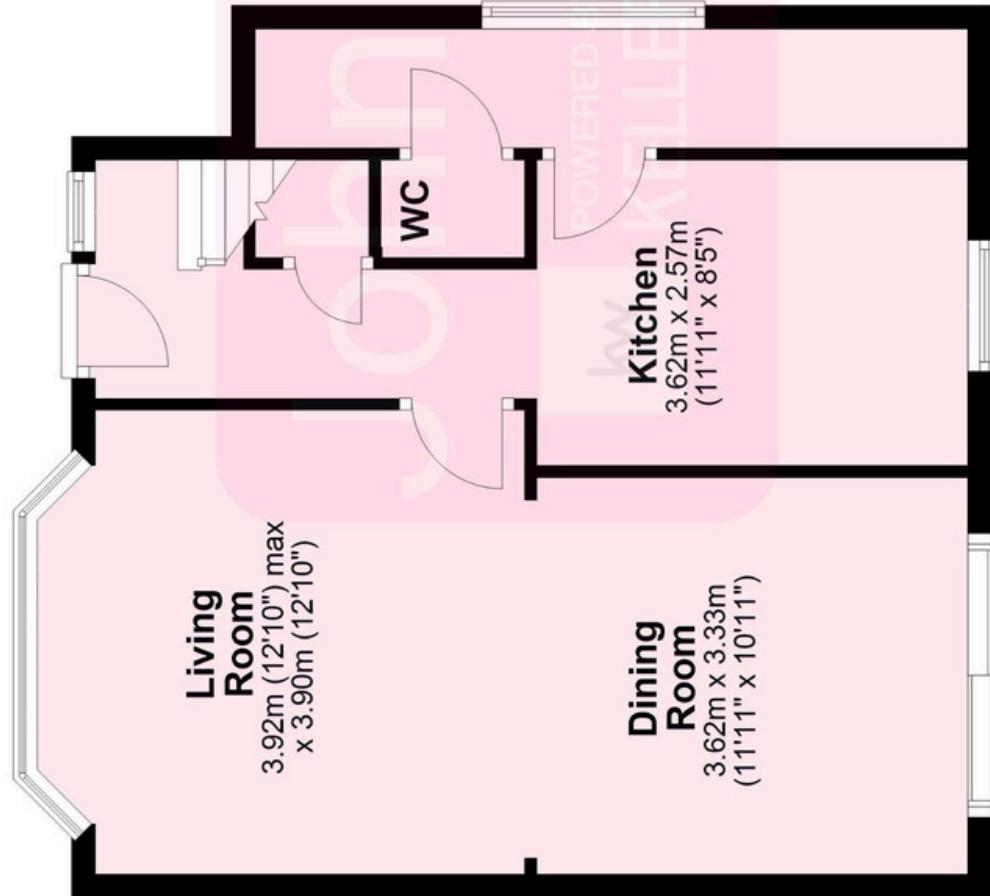
With double glazing and gas central heating, this home offers comfort, practicality, and the chance to enjoy a peaceful lifestyle with beautiful views in one of Brighton's most desirable areas.

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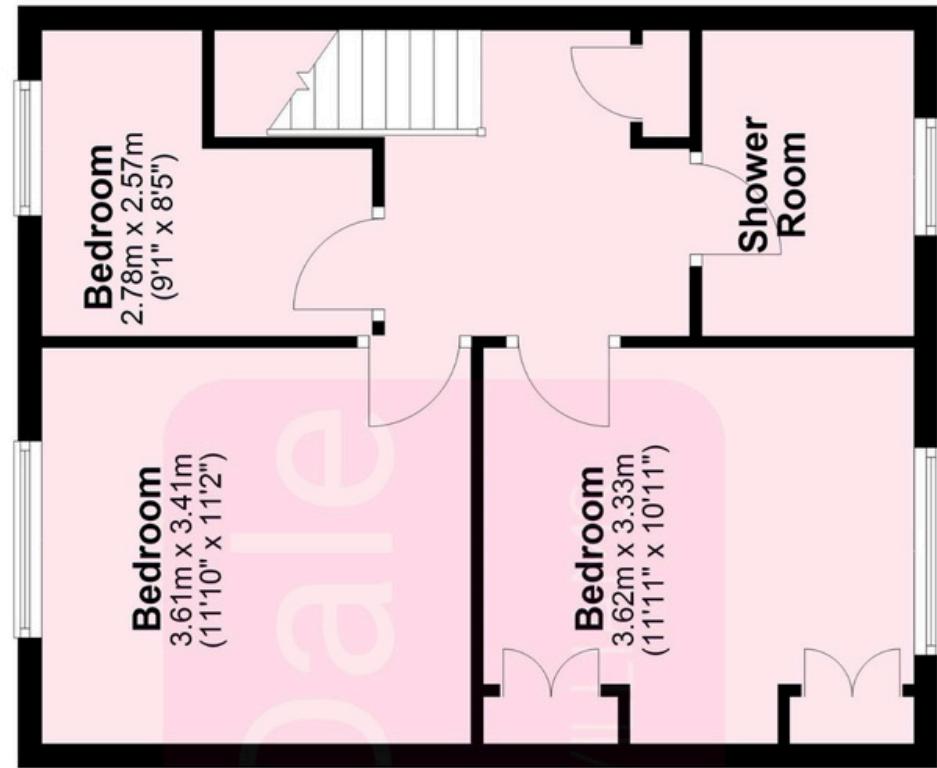
## Ground Floor

Approx. 51.1 sq. metres (550.0 sq. feet)



## First Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



Total area: approx. 95.1 sq. metres (1023.6 sq. feet)



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