

JOHN DALE

Estate Agency



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)

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.

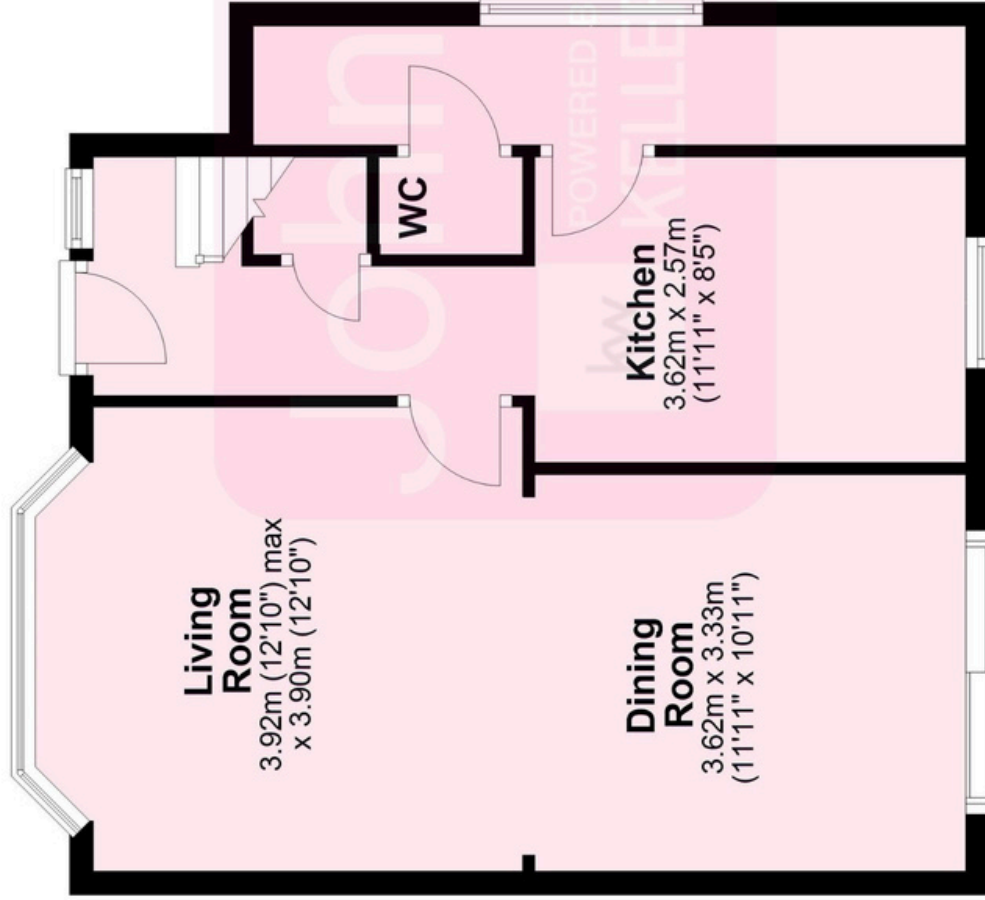
Outside, the southerly aspect rear garden is a sun-trap, perfect for summer barbecues, gardening, or simply unwinding with a book. The home also enjoys a garden to the front and sides, a shared driveway, garage, and even a cellar – giving you that all-important extra storage and flexibility.

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.



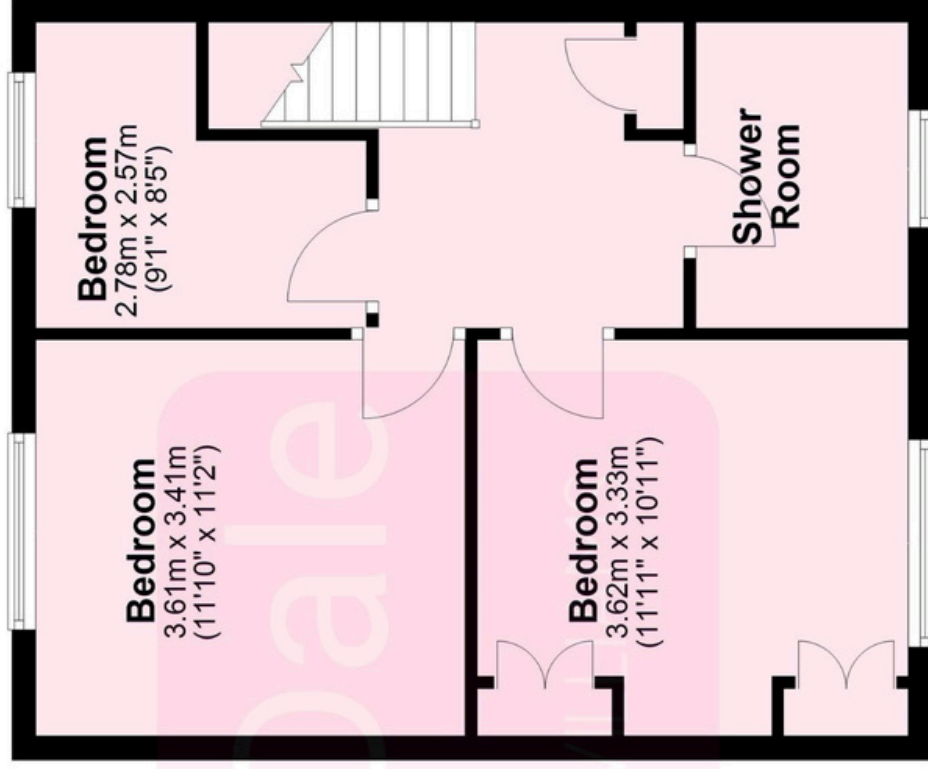
Ground Floor

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)