



82 Hollingdean Terrace
Brighton, East Sussex BN1 7HA
Asking Price £625,000



82 Hollingdean Terrace, Brighton, East Sussex BN1 7HA

A beautiful 3/4 bedroom, 3 storey, bay fronted open plan terraced house with a truly lovely kitchen/dining room on the lower floor and a large family space on the ground floor, situated in the popular Hollingdean area close to numerous local schools and shopping facilities and within a short stroll of the Fiveways community with its shops, cafes and bars. The property offers modern and spacious accommodation. ** VIEWING IS HIGHLY RECOMMENDED **

Location

Situated in this popular residential area close to local shopping facilities in Hollingbury Place and at Fiveways and with numerous local schools nearby catering for all ages. Hollingbury Park and Golf Course, Blakers Park and Preston Park are all within easy reach providing their recreational facilities and local bus services are nearby providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Ground Floor

Inner Porch

With a double glazed front door, wall mounted coat hooks and an inner door leading to the lounge

Open Plan Lounge 25'0 max x 16'9 max (7.62m max x 5.11m max)

An open plan, dual aspect room with a double glazed bay window overlooking the front and a double glazed window to the rear. Solid fuel burner sat on a hearth and an additional feature fireplace surround with a tiled hearth and wooden mantle over. Two radiators and a coved ceiling. Staircase leading up to the first floor and a doorway with steps leading down to the lower floor.

Bedroom / Utility Room

With two double glazed windows overlooking the rear garden, laminate flooring and recessed spotlights. A fitted cupboard housing a 'Worcester' boiler and space and plumbing for both the washing machine and a tumble dryer. Fitted butler style sink with mixer tap. Wall mounted shelving and a stripped wooden door.

Lower Floor

Kitchen/Dining Room 22'4 max x 16'8 max (6.81m max x 5.08m max)

A modern fitted kitchen with a range of units with worktop surface over. Inset sink unit with mixer tap. Inset 4 ring 'Neff' induction hob with oven below and cooker hood over. Integrated 'Neff' dishwasher and appliance space for fridge/freezer. Recessed

spotlights and wooden flooring. Double glazed windows overlooking the rear and double glazed French doors to the side leading out to the rear garden. Two radiators. Fitted wooden bench seat. Additional double glazed window overlooking the rear.

Shower Room

Fitted with a white suite to comprise a tiled shower cubicle with wall mounted electric shower unit, low level w/c with concealed cistern and push button flush and a wall mounted wash basin with mixer tap. Tiled flooring, recessed spotlights and a wall mounted mirror. Chrome 'ladder style' heated towel rail. Fitted shelved storage cupboard and a stripped wooden door.

Workshop/Storage Room 14'9 max x 8'6 max (4.50m max x 2.59m max)

A storage room with power and light.

First Floor

Landing

With a loft hatch and fitted linen cupboard with slatted shelving and sliding doors.

Bedroom 1 14'2 max x 11'8 max (4.32m max x 3.56m max)

Double glazed bay window overlooking the front. Radiator. Fitted wardrobe cupboard with hanging rail and shelving over. Stripped wooden door.

Bathroom

Fitted with a white suite to comprise an enclosed panelled bath with mixer tap and wall mounted shower fitment over. Wall mounted wash basin with a mixer tap and mirror fronted medicine cabinet over. Part tiled walls and laminate flooring. Chrome 'ladder style' heated towel rail. Double glazed patterned window and stripped wooden door.

Bedroom 2 11'2 max x 10'8 max (3.40m max x 3.25m max)

Double glazed window overlooking the rear. Radiator. Fitted wardrobe cupboard with hanging rail and shelving. Stripped wooden door.

Separate W/C

With a double glazed window. Low level w/c with concealed cistern and push button flush. Wall

mounted wash basin with mixer tap. Stripped wooden door.

Bedroom 3 11'1 max x 7'9 (3.38m max x 2.36m)
Double glazed window overlooking the rear. Radiator. Fitted desk top and wall mounted shelf. Stripped wooden door.

Outside

Front Garden

A formal front garden with a pathway to the front door.

Rear Garden

A tiled patio garden with raised planters to the rear and side, enclosed by fencing with mature shrubs. External power points and outside water tap.

Information

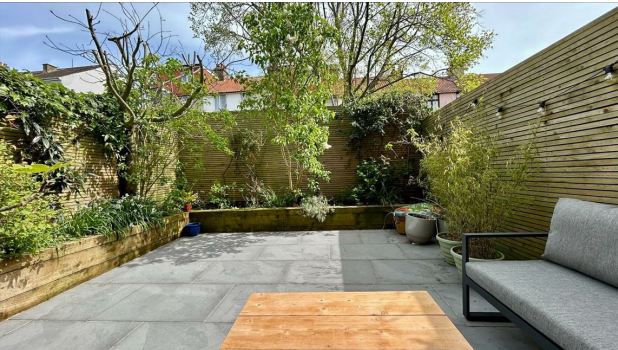
EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is freehold.

THINKING OF SELLING? For a Free Current Market Appraisal please contact us on Tel: 01273 555333 or email: sales@davidandco.biz

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, East Sussex, BN1 6FJ. Tel: 01273 555333.





Lower Ground Floor
Area: 51.0 m² ... 549 ft²



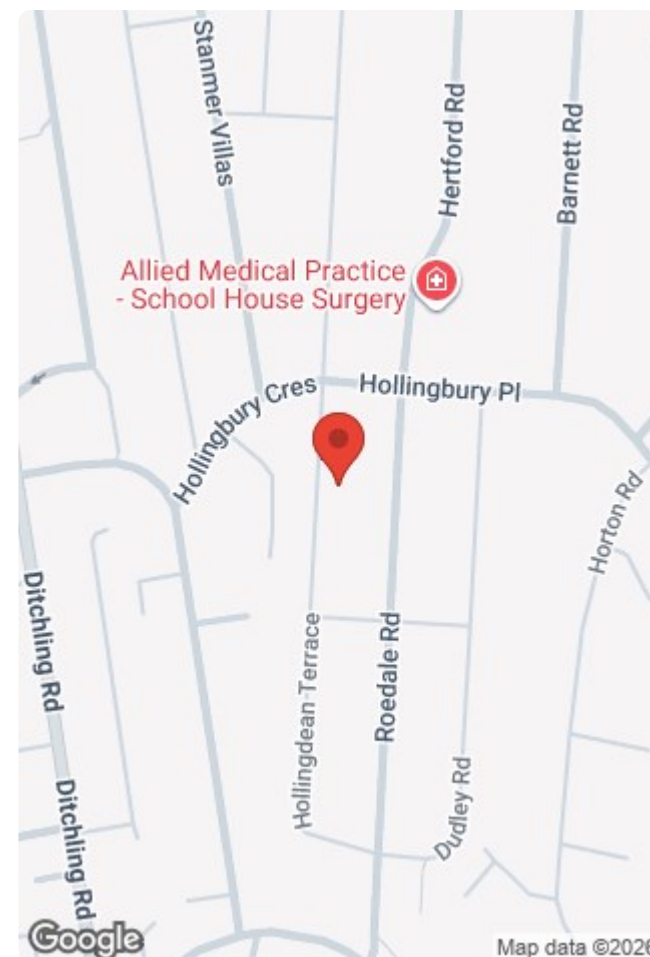
Ground Floor
Area: 51.0 m² ... 549 ft²



First Floor
Area: 50.0 m² ... 538 ft²

Total Area: 152.0 m² ... 1636 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		8
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2009/31/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		



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