

20 Hollingbury Road

Brighton, BN1 7JA

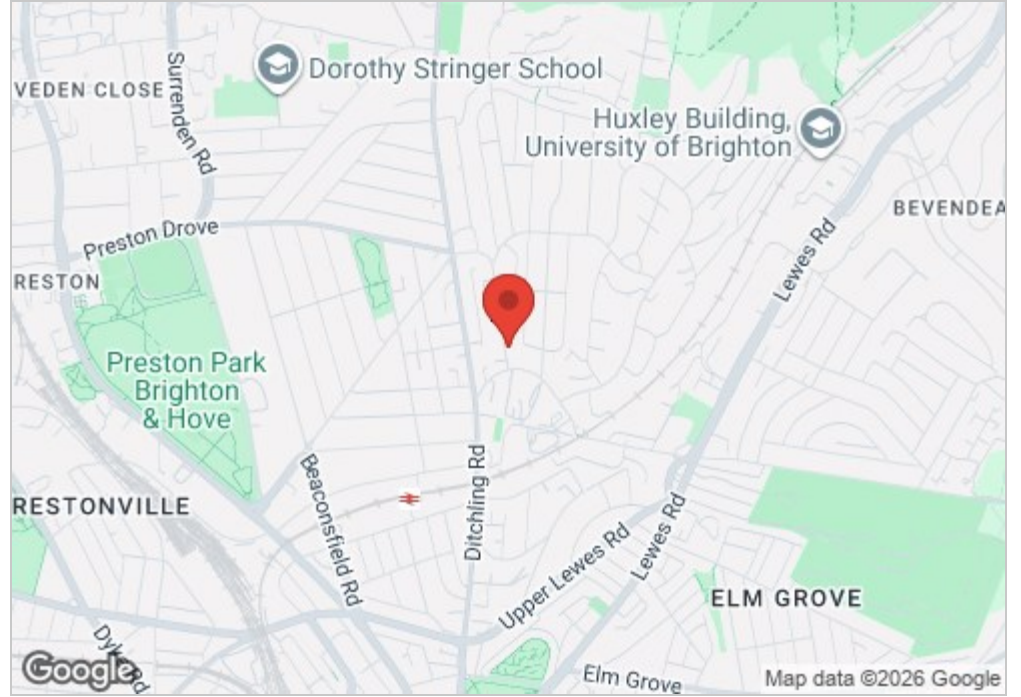
Asking price £700,000

A substantial and exceptionally spacious Victorian terraced family home of character enjoying pleasant elevated far reaching views at the rear and located in this popular location, close to excellent local shopping facilities and amenities at Fiveways together with easy accessibility to London Road railway station.

Hollingbury Road is a popular location among young families, being situated within close proximity of an excellent range of shops, pubs and cafes at Fiveways, together with bus routes leading to the City centre, as well as London Road railway station.

This attractive and imposing Victorian terrace retains much original character and provides lovely light and generously proportioned living space spanning four floors making it a comfortable and versatile home suiting modern family demands and expectations for flexible living space. The lower floor has its own separate entrance increasing flexibility further and some fine elevated views over the surrounding area are enjoyed from the rear elevation.

Worthy of particular mention is the good sized mature rear garden and front basement terrace which complements this well presented family home. There is no chain involved with the sale and an early viewing is highly recommended.

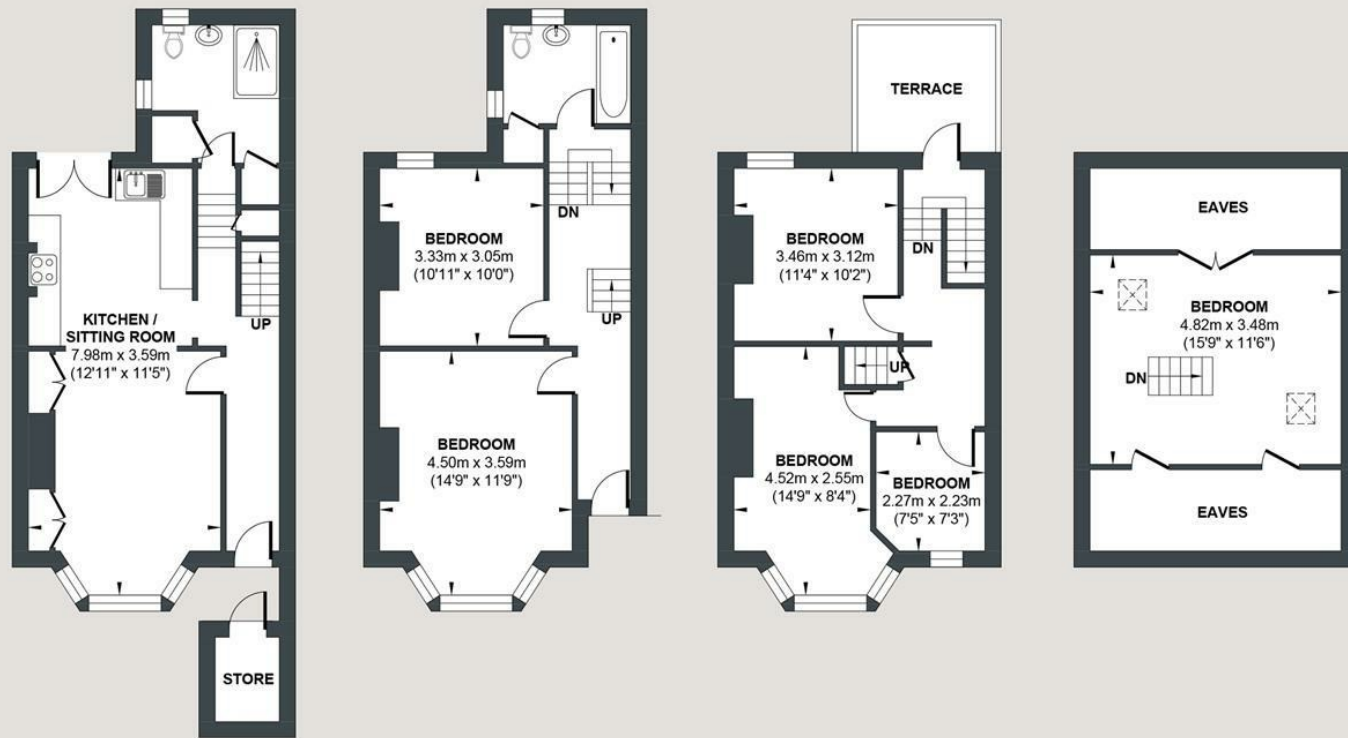


- Substantial Victorian terraced home
- Spacious and flexible living space over four floors
- Fine elevated views at the rear
- No chain involved
- Popular location close Fiveways and London Road Station
- Very well presented, light and expansive
- Good sized mature rear garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
	51	
England & Wales	EU Directive 2002/91/EC	

HOLLINGBURY ROAD

Approx. Gross Internal Floor Area (Excluding Store) = 150.11 sq m / 1615.77 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



LOWER GROUND FLOOR
 Approximate Floor Area
 439.27 sq ft
 (40.81 sq m)

GROUND FLOOR
 Approximate Floor Area
 434.32 sq ft
 (40.35 sq m)

FIRST FLOOR
 Approximate Floor Area
 372.21 sq ft
 (34.58 sq m)

SECOND FLOOR
 Approximate Floor Area
 369.95 sq ft
 (34.37 sq m)



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 We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.
 All measurements are approximate

