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VIRTUAL VIEWINGS



35 HOLLINGBURY ROAD, BRIGHTON, BN1 7JB

FREEHOLD £400,000

A THREE BEDROOM period terraced house in need of RENOVATION THROUGHOUT. The accommodation comprises 24'10" LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, BATH/SHOWER ROOM, EN SUITE SHOWER ROOM, CLOAKROOM, FRONT GARDEN, ROOF TERRACE, REAR GARDEN, GSH, EPC D.

- ### INITIAL ENQUIRIES VIA EMAIL ONLY ###
- IN NEED OF COMPLETE RENOVATION
- VIRTUAL TOUR AND FLOORPLAN
- THREE BEDROOM TERRACED HOUSE
- 24'10" LOUNGE DINING ROOM
- KITCHEN/BREAKFAST ROOM
- BATH/SHOWER ROOM
- EN SUITE + CLOAKROOM
- REAR GARDEN + ROOF TERRACE
- SOME PERIOD FEATURES









GROUND FLOOR

ENTRANCE LOBBY
Tiled floor, multi glass paned door to:

LOUNGE/DINING ROOM
Three East aspect double glazed windows to bay, ceiling coving, feature brick fireplace, tiled floor, radiator, stairs to FIRST FLOOR, open square arch with steps up to:

KITCHEN/BREAKFAST ROOM
Fitted with a range of eye level wall cupboards and base cupboard and drawer units, tiled worktops with tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, gas hob with extractor hood over, plumbed space for washing machine, space for tumble dryer, space for further appliance, tiled floor, sliding double glazed doors (unsafe to use), to REAR GARDEN, door to:

BEDROOM 3
Double aspect (North/West), tiled floor, radiator, door to:

EN SUITE SHOWER ROOM
Tiled shower with wall mounted 'Triton' electric shower, wash hand basin, low level close coupled WC, tiled floor, West aspect double glazed window.

FIRST FLOOR

LANDING
Laminated wooden flooring, loft hatch.

BEDROOM 1
Three East aspect sash windows one as floor to ceiling giving access to BALCONY, feature cast iron fireplace, laminated wooden flooring.

BALCONY
Full width, East aspect.

BEDROOM 2
West aspect window, cupboard to recess, radiator.

BATH/SHOWER ROOM
Fitted with white suite comprising panelled bath with mixer tap and shower attachment, tiled shower cubicle, bidet, fitted cupboards with one housing combination boiler, tiled floor, door to REAR GARDEN.

CLOAKROOM
Fitted with white suite comprising low level close coupled WC, pedestal wash basin with tiled splashback, frosted glass window.

EXTERNAL

FRONT GARDEN

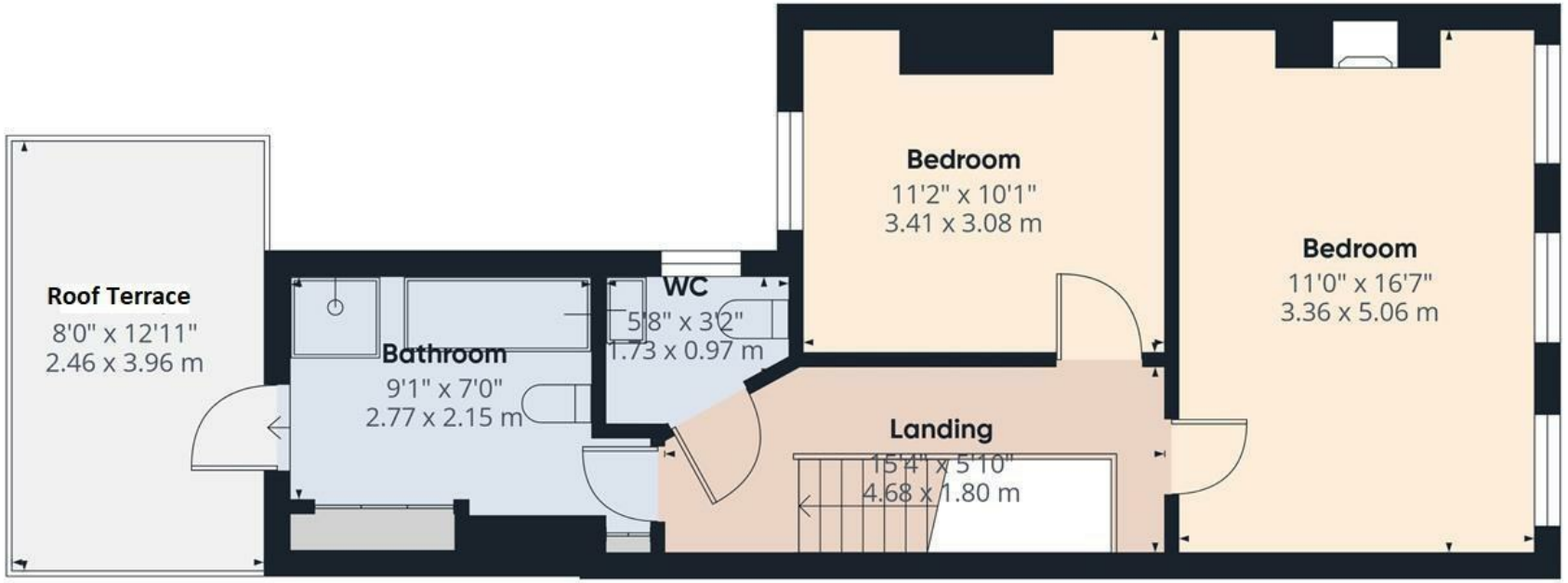
ROOF TERRACE
West aspect, tiled floor, steps down to REAR GARDEN.

REAR GARDEN
West aspect, lawned with raised terrace.

COUNCIL TAX BAND D - £2,579.44



Ground Floor



Floor 1

Approximate total area(1)

1094 ft²

101.6 m²

Balconies and terraces

104 ft²

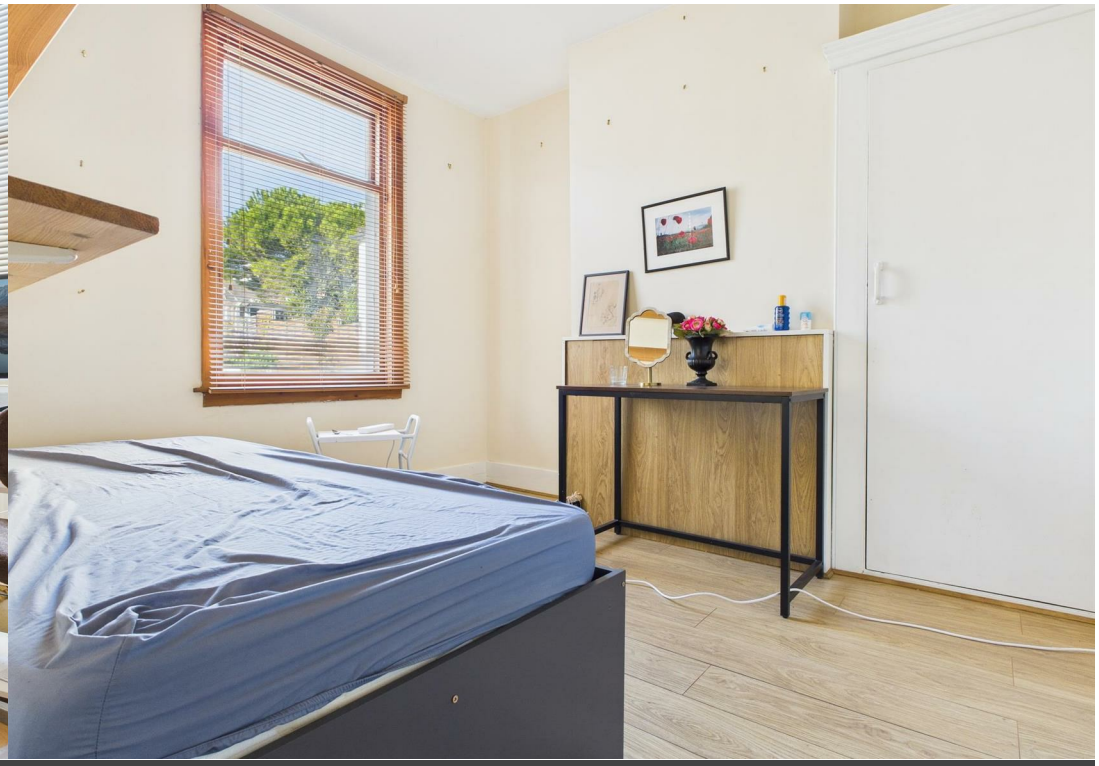
9.7 m²

(1) Excluding balconies and terraces

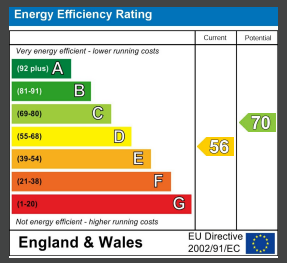
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE (EPC)



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Tel: 01273 323000
Email: sales@brices.co.uk
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