



Holton Hill, Brighton

Asking Price
£300,000
Freehold

- THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- STUNNING VIEWS
- SOUTH WOODINGDEAN
- IDEAL FIRST TIME BUY OR FAMILY HOME

GUIDE PRICE: £300,000 - £325,000

Robert Luff & Co are delighted to bring to market this spacious three bedroom, end of terrace house in the heart of Woodingdean. Holton Hill is located in South Woodingdean near the ever popular Happy Valley, with stunning views over The South Downs. Bus services can be found nearby in The Ridgway and Crescent Drive South for access into Brighton City Centre or the village of Rottingdean, good road links via the Falmer Road to the A27 and Falmer Railway Station. Local shops are in Cowley Drive and Warren Road/Warren Way. Local schools are available from nursery age to High School. For leisure time there are parks in Rudyard Road and Happy Valley. Plenty of walking or cycling routes are also available over the Downs.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Sitting / Dining Room 22'2" x 11'3" (6.76 x 3.44)

Kitchen 16'6" x 8'4" (5.05 x 2.56)

Stairs Leading To First Floor

Bedroom One 12'4" x 9'0" (3.78 x 2.76)

Bedroom Two 9'7" x 9'6" (2.94 x 2.90)

Bedroom Three 9'7" x 8'2" (2.94 x 2.49)

Shower Room

Separate WC

Rear Garden

Agents Notes

EPC Rating: D
Council Tax Band: C

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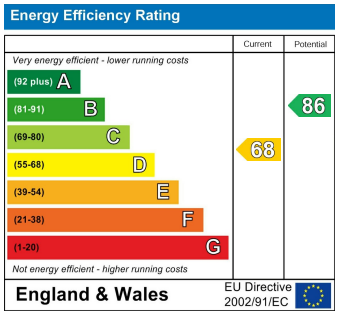


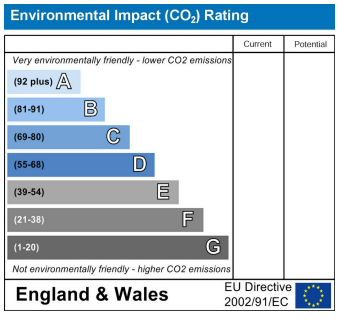


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Floorplan







The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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