



Total Area Approx 301.00 sq ft

Flat 3, 39 Hollingbury Park Avenue, Brighton, BN1 7JG

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Guide Price £210,000-£220,000
Leasehold

**Flat 3, 39 Hollingbury Park Avenue
Brighton
BN1 7JG**

*** GUIDE PRICE £210,000-£220,000 ***

NO ONWARD CHAIN

What a fabulous location! A charming first-floor one-bedroom period conversion which forms part of an attractive yellow brick double-fronted Victorian house and boasts an enviable address on a desirable tree-lined avenue, only moments from Fiveways with its wonderful selection of cafes, eateries, local independent shops and favourable pubs. Internally, accommodation is considered to be in good decorative order and includes a lounge with large twin double-glazed windows which connects to a good size and well-fitted kitchen, alongside a bathroom with tub and a double bedroom which enjoys a sunny West-facing aspect. Book yourself an early viewing as we've a feeling this one will not hang about!

Approach

Communal front door opening into communal hallway with stairs ascending to first floor landing.

Entrance Lobby

High-level shelving, storage recess offering space and plumbing for a washing machine with shelving over.

Living Room

3.44m x 3.11m (11'3" x 10'2")
Twin double-glazed windows to front with radiator under, large service hatch with bi-folding shutters into kitchen.

Kitchen Area

3.45m x 1.27m (11'3" x 4'1")
Modern fitted kitchen comprising a range of matching wall and base units. Work surfaces with part-tiled splashback extend to include a four-ring gas hob with electric oven under and extractor fan over, alongside a one-and-a-half bowl stainless steel sink with drainer and mixer tap. Vinyl floor, space and plumbing for tall standing fridge-freezer and further under-counter space for bin storage.

Bedroom

2.03m x 3.51m (6'7" x 11'6")
West-facing double-glazed window to rear with radiator under.

Bathroom

Pedestal wash hand basin and panel-enclosed bath with tiled surround, mixer taps and hand-held shower attachment, low-level WC, radiator, ceramic tiled floor and extractor fan.



- NO ONWARD CHAIN
- Fabulous Fiveways Location
- First Floor Flat
- Period Conversion
- One Double Bedroom
- Living Room with Hatch to Kitchen
- Bathroom with White Suite
- Good Decorative Order
- Regular Bus Services Nearby
- Close to Local Amenities & Eateries

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **A**