John Hilton

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Est 1972

Hollingdean Terrace



Lower Ground Floor
Approximate Floor Area
511.39 sq ft
(47.51 sq m)

Ground Floor
Approximate Floor Area
519.68 sq ft
(48.28 sq m)

First Floor
Approximate Floor Area
511.39 sq ft
(47.51 sq m)

Approximate Gross Internal Area = 143.30 sq m / 1542.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 1542.46 sq ft

64 Hollingdean Terrace, Brighton, BN1 7HA

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Guide Price £500,000-£525,000 Freehold

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64 Hollingdean Terrace
Brighton
BN1 7HA

*** GUIDE PRICE £500,000 - £525,000 ***
An attractive, bay-fronted, older style end-of-terrace house which is substantial in size, measuring approximately 143 square meters in total, and retaining some of its original character features dating back to the 1920's.

Arranged over three levels offering flexible and versatile accommodation, the property has previously been used as a seven-bedroom licensed HMO producing high returns. Would easily revert to a spacious family home with the possibility for home and income, having potential to use the lower ground floor accommodation separately to the main house. Ideal for those with teenagers or older relatives looking to live together, but independently.

The spacious accommodation consists of two reception rooms, kitchen and useful separate WC to the ground floor with access leading out to the rear garden. Staircases connect the upper and lower levels, the first floor offering three well-sized bedrooms, a main bathroom, and a separate WC.

Downstairs there are three further rooms which have most recently been used as bedroom, plus a further shower room for convenience. There is also another access to the rear garden.

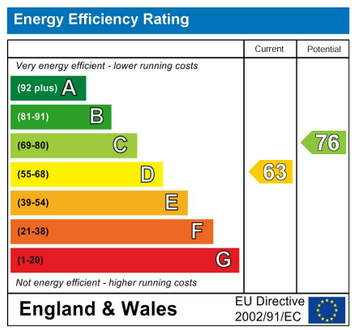
A twitten runs to the side of the property with potential to access the rear garden which is paved with fenced boundaries.

Situated in a popular residential location close to Fiveways, and within the catchment area for highly regarded local primary and secondary schools. Local shops can be found nearby and the property is within easy walking distance of the city centre and mainline station. No onward chain.









Council Tax Band: **D**

- Attractive Bay-Fronted House
- End of Terrace
- Offering Flexible & Versatile Accommodation
- Previously Let as a Seven-Bed HMO
- Could Easily Revert to a Family Home
- Arranged Over Three Levels
- Potential for Home & Income
- Popular Residential Area
- Close to Fiveways
- NO ONWARD CHAIN

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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