



\*\*\*Contact us for walk through virtual viewing\*\*\*A newly decorated, spacious, ground floor garden flat with a new 99 year lease and offered for sale with no onward chain.

Hollingdean Terrace is to be found in the popular residential district of Hollingdean, Brighton and has comprehensive amenities at nearby Fiveways. Bus services run close by providing access into the vibrant city centre, seafront and promenade. Schools catering for all age groups are well represented within the local area as are mainline railway stations.

To the rear is an enclosed garden.

Internal viewing is strictly by appointment with the vendors appointed sole agents.

Brought to the market having been redecorated throughout with a newly installed shower room and WC along with new carpets. The rear garden is accessed from the open plan kitchen/living room.

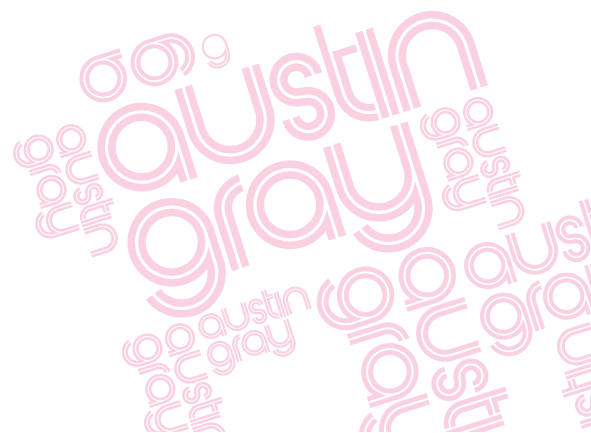
The communal front door opens into a small vestibule and the front door opens into an entrance hall. There is one bedroom with the window overlooking the rear garden and a lounge at the front of the property.

A separate cloakroom has a low-level WC.

The newly installed shower room has a corner shower cubicle and pedestal wash hand basin.

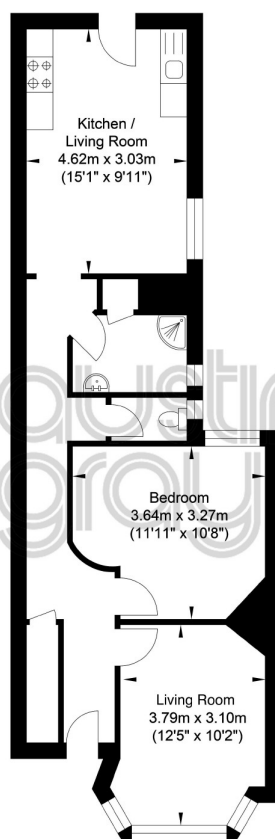
An open plan kitchen/dining room has a window to the side and a glazed door that overlooks and leads to the rear garden. The kitchen comprises of work surfaces that provide cupboard and drawer storage both above and below, inset four ring hob, oven and extractor above.

austin gray





## Hollingdean Terrace, Brighton



Approximate Floor Area  
571.34 sq ft  
(53.08 sq m)

Approximate Gross Internal Area = 53.08 sq m / 571.34 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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