



Offers In Excess Of
£450,000
Freehold

Upper Hollingdean Road, Brighton

- THREE BEDROOM MID TERRACE HOME
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- RECENTLY REFURBISHED THROUGHOUT
- HIGHLY SOUGHT AFTER LOCATION
- GOOD SIZED REAR GARDEN

Robert Luff & Co are delighted to bring to market this spacious three bedroom mid terrace house located in Hollingdean. Upper Hollingdean Road is situated close to local shops in the Dip and also Fiveways which offers a wide variety of local businesses. Local schools including Downs infants/Juniors and Herford are within easy access and frequent bus services to Central Brighton are close by. Also in close proximity to London Road & Preston Park train station.

Accommodation offers; living / dining room, kitchen, three bedrooms and shower room. Other benefits include; potential to extend STNP, landscaped rear garden and no onward chain.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Entrance Hall

Living/Dining Room 25'5 x 11'4 (7.75m x 3.45m)

Kitchen 10'9 x 8'11 (3.28m x 2.72m)

Ground Floor WC

Bedroom Three 10'2 x 8'11 (3.10m x 2.72m)

Shower Room

Bedroom Two 10'10 x 9'8 (3.30m x 2.95m)

Bedroom One 15'6 x 14'0 (4.72m x 4.27m)

Agents Notes

EPC: D

Council Tax Band: C



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Upper Hollingdean Road



Approximate Gross Internal Area = 94.6 sq m / 1019.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.