



£1,800

## Hollingdean Terrace, Brighton

- THREE BEDROOM TERRACED HOUSE
- POTENTIAL TO EXTEND STNPC
- GOOD DECORATIVE ORDER THROUGHOUT
- GOOD SIZE REAR GARDEN
- NO ONWARD CHAIN

**\*\* LET OFF MARKET - MORE PROPERTIES REQUIRED \*\*** Robert Luff & Co are delighted to bring to market this spacious three bedroom mid terrace house located in Hollingdean. Hollingdean Terrace 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 Hertford 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 lounge, kitchen, dining room, three bedrooms and a family bathroom. Other benefits include; Good size rear garden, neutral decor throughout.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
 Sales | Lettings | Commercial



## Accommodation

Entrance Hall

Lounge 13'10 x 11'6 (4.22m x 3.51m)

Dining Room 11'8 x 10'5 (3.56m x 3.18m)

Kitchen 8'2 x 8 (2.49m x 2.44m)

Bedroom One 13'11 x 10'10 (4.24m x 3.30m)

Bedroom Two 11'9 x 10'7 (3.58m x 3.23m)

Bedroom Three 7'4 x 6'2 (2.24m x 1.88m)

Bathroom

Basement 11'11 x 10'2 (3.63m x 3.10m)

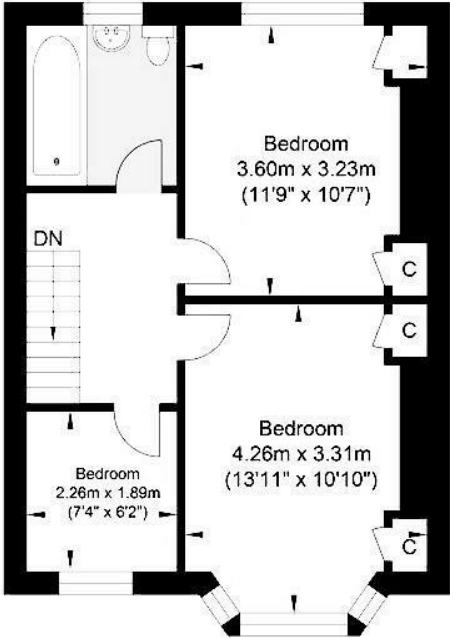
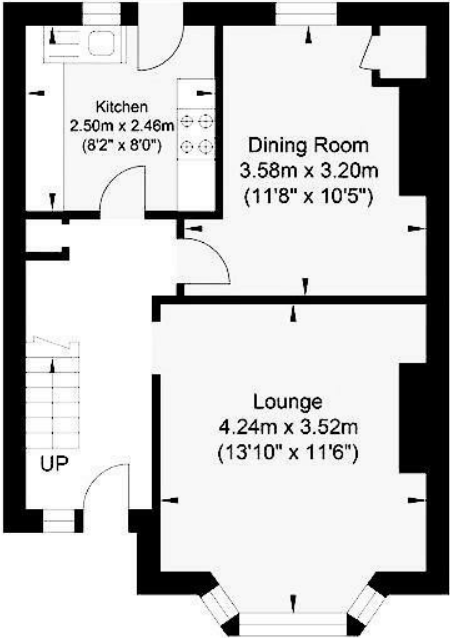
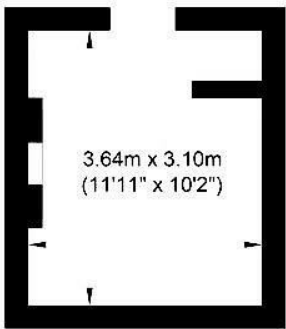


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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# Hollingdean Terrace



Basement  
Approximate Floor Area  
121.41 sq ft  
(11.28 sq m)

Ground Floor  
Approximate Floor Area  
406.12 sq ft  
(37.73 sq m)

First Floor  
Approximate Floor Area  
421.73 sq ft  
(39.18 sq m)

Approximate Gross Internal Area = 88.19 sq m / 949.26 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
|                                                                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                                                 |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.