

Spencer  
& Leigh

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FOR SALE

95 Hollingdean Terrace, Brighton, BN1 7HB





95 Hollingdean Terrace,  
Brighton, BN1 7HB

Guide Price £425,000 - Freehold

- End of terrace home
- Three bedrooms
- Requires some modernisation
- Popular residential location
- 17'3" x 11'8" Open plan kitchen/dining room
- Close to popular Fiveways
- No onward chain
- West facing rear garden
- Potential to extend, STNC
- Exclusive to Spencer & Leigh

GUIDE PRICE £425,000 to £450,000.

Positioned in this popular residential location having easy access to local retailers, sought after schools and the vibrant Fiveways is this three bedroom home. Offered for sale with no onward chain and requiring some modernisation this one should definitely be on your list to view. The current configuration includes a 13'6" x 11'1" living room with an easterly aspect, the kitchen/diner is a good size and leads conveniently to the westerly facing rear garden. Stairs rise to the first floor where you will find three bedrooms and the family bathroom. Outside the rear garden is tiered with a westerly aspect and useful side access. Exclusive to Spencer & Leigh, viewing is highly recommended.

The Council Tax Band: C £1,882.94 2022/2023

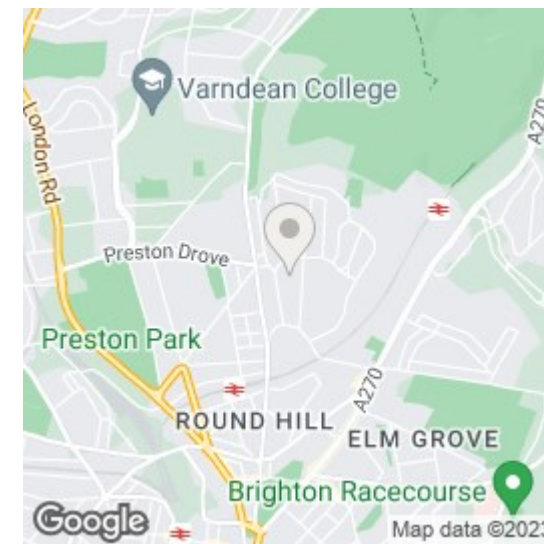


Fiveways with its trendy shops, cafes and transport links to Brighton is easily accessible nearby. In addition, popular schools catering for all ages are all within walking distance.





Entrance  
 Entrance Hallway  
 Living Room  
 13'6 x 11'1  
 Kitchen/Dining Room  
 17'3 x 11'8  
 Stairs rising to First Floor  
 Bedroom  
 13'6 x 11'1  
 Bedroom  
 11'8 x 8'5  
 Bedroom  
 8'3 x 7'7  
 Family Bathroom  
 OUTSIDE  
 Rear Garden



Council:- BHCC  
 Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>26</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

**Spencer  
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Ground Floor  
 Approximate Floor Area  
 429.91 sq ft  
 (39.94 sq m)

First Floor  
 Approximate Floor Area  
 418.50 sq ft  
 (38.88 sq m)



Approximate Gross Internal Area = 78.82 sq m / 848.41 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.