



52, Hollingdean Terrace, Brighton, BN1 7HA

Spencer
& Leigh

52, Hollingdean Terrace,
Brighton, BN1 7HA

£1,195 Per Calendar Month -

- Ground floor flat
- One double bedroom
- Lawn garden
- Large basement storage area
- Good size kitchen/breakfast room
- Bathroom suite with window
- Gas fired central heating
- Double glazed windows
- Available immediately, unfurnished
- Exclusive to Spencer & Leigh

This well presented one bedroom ground floor flat has the added benefit of the entire lower ground floor level providing useful storage. The accommodation features a good size bay fronted lounge, a kitchen/breakfast room, a double bedroom and a white bathroom suite. There is a small lawn garden surrounding the front, side and rear of the building to which this flat has use. Other benefits include gas fired central heating and double glazed windows. The flat has been recently redecorated and certain floor coverings have been updated. Available immediately, the tenancy is offered on a long term basis, unfurnished. The location is particularly convenient being only a short distance from Fiveways, with its many Cafes, shops and popular pubs. COUNCIL TAX BAND: B



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



Entrance hall

Living room
13'8 x 13'5

Kitchen/Breakfast room
14'7 x 8'2

Bedroom
11'3 x 11'1

Bathroom

Basement storage
35'11 x 10'10

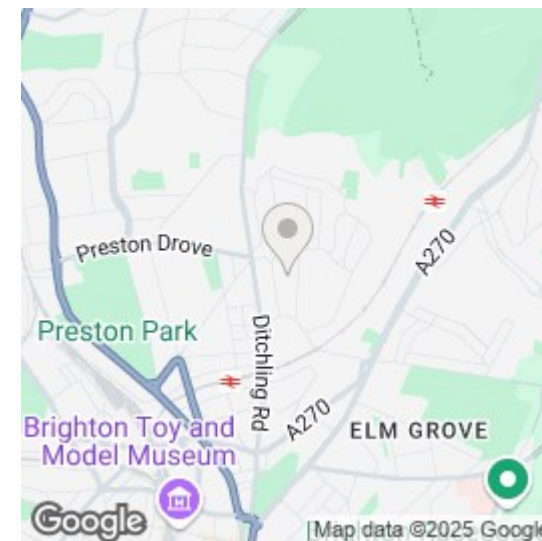
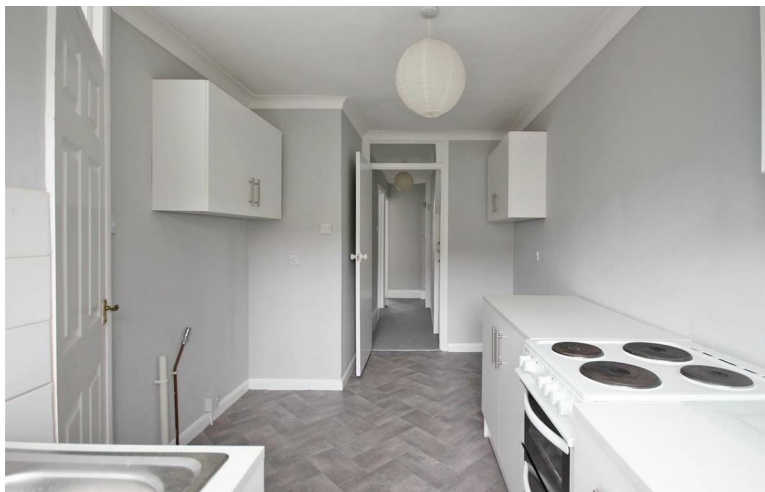
Basement storage
13'8 x 13'6

Basement storage
11'3 x 11'1

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



Council:- Brighton & Hove City Council
Council Tax Band:- B

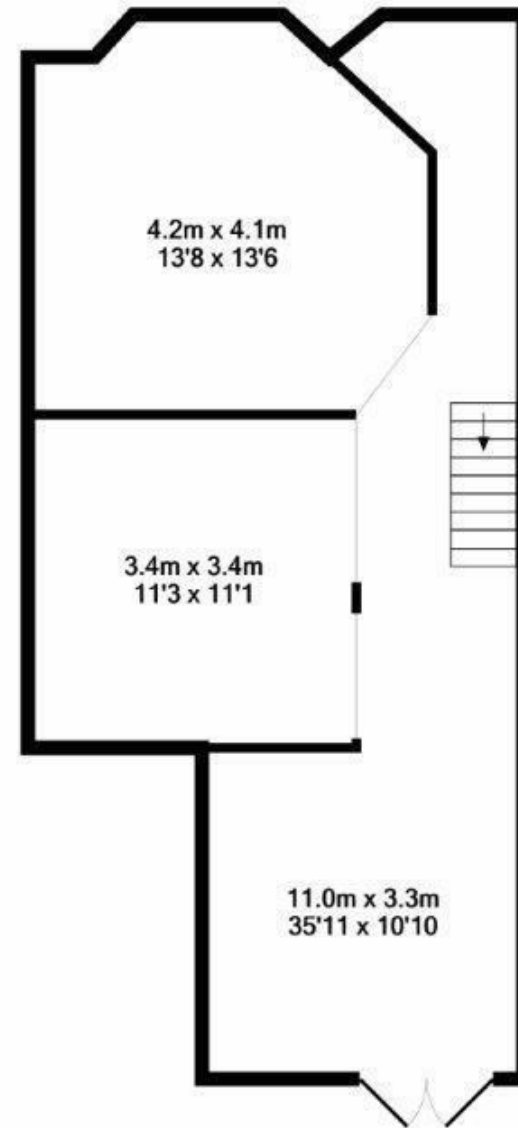
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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GROUND FLOOR
APPROX. FLOOR
AREA 43.8 SQ.M.
(471 SQ.FT.)



BASEMENT LEVEL
APPROX. FLOOR
AREA 49.2 SQ.M.
(529 SQ.FT.)

TOTAL APPROX. FLOOR AREA 93.0 SQ.M. (1001 SQ.FT.)

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