



FOSTER
& CO.

Hollingbury Road

Brighton, BN1 7JA

£3,000 Per month

A substantial and exceptionally spacious Victorian terraced family home of character enjoying pleasant elevated far reaching views at the rear and located in this popular location, close to excellent local shopping facilities and amenities at Fiveways together with easy accessibility to London Road railway station.

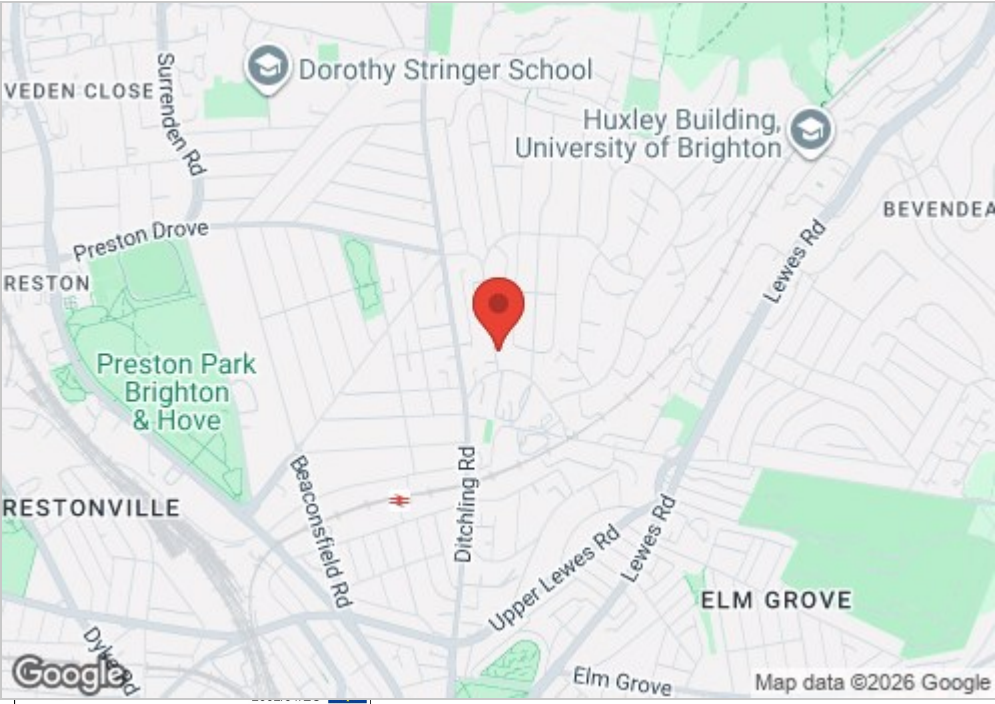
Hollingbury Road is a popular location among young families, being situated within close proximity of an excellent range of shops, pubs and cafes at Fiveways, together with bus routes leading to the City centre, as well as London Road railway station.

This attractive and imposing Victorian terrace retains much original character and provides lovely light and generously proportioned living space spanning four floors making it a comfortable and versatile home suiting modern family demands and expectations for flexible living space. The lower floor has its own separate entrance increasing flexibility further and some fine elevated views over the surrounding area are enjoyed from the rear elevation.



- Substantial Victorian terraced home
- Spacious and flexible living space over four floors
- Fine elevated views at the rear
- Long term
- Popular location close Fiveways and London Road Station
- Very well presented, light and expansive
- Good sized mature rear garden
- Unfurnished

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 51 | 79 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



HOLLINGBURY ROAD

Approx. Gross Internal Floor Area (Excluding Store) = 150.11 sq m / 1615.77 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



LOWER GROUND FLOOR
Approximate Floor Area
 439.27 sq ft
 (40.81 sq m)

GROUND FLOOR
Approximate Floor Area
 434.32 sq ft
 (40.35 sq m)

FIRST FLOOR
Approximate Floor Area
 372.21 sq ft
 (34.58 sq m)

SECOND FLOOR
Approximate Floor Area
 369.95 sq ft
 (34.37 sq m)



Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



