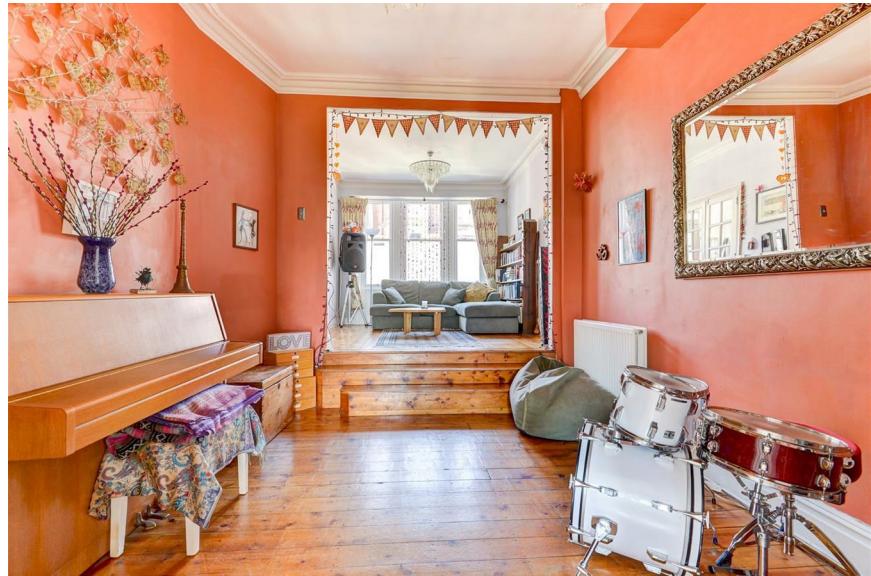


Hollingbury Park Avenue

Brighton





We know just the place...



A lovely four-bedroom, terraced house with a garden located in the popular Fiveways area of Brighton. West facing, the property is wonderfully bright and welcoming. Hollingbury Park Avenue is situated near an excellent range of amenities, including cafes, restaurants, bars and shops.

This attractive family home is framed by a pretty front garden and footpath which leads up to the front door. As you enter, the hallway provides access to all ground floor rooms. Immediately to your left is the reception/dining room, the room is well-lit and spacious. The room features a charming selection of period features including wooden flooring, sash windows, high ceilings and even a delightful stained-glass window. Double doors open out to the kitchen, which is contemporary in style, includes some integrated appliances and offers ample storage and countertop space. From here, there is access to the rear garden. A sizable decked area leads on to a large separate home office or bedroom, which is fully insulated and supplied with electric. Solar panels on both the roof of the main house and the outbuilding provide an excellent power supply and annual income.

On the first floor there are two good size, double bedrooms; one of which is fitted with built-in cupboards and a conveniently positioned shower cubicle. The rear bedroom offers gorgeous views over the city. There is also a good size family bathroom, featuring a contemporary white suite with both bath and shower facilities. On the second floor is a large master bedroom with en-suite and ample storage space. A bi-folding window opens out and offers stunning views.

Hollingbury Park Avenue is located in the Fiveways area, just north of the highly sought-after Golden Triangle district. Any future resident would have fantastic access to a range of great local schools as well as both Blakers and Preston Park. The property is located within walking distance from Preston Park Train Station, ideal for anyone commuting to London.



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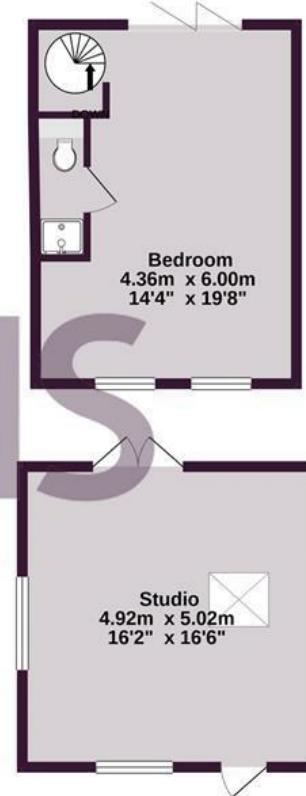
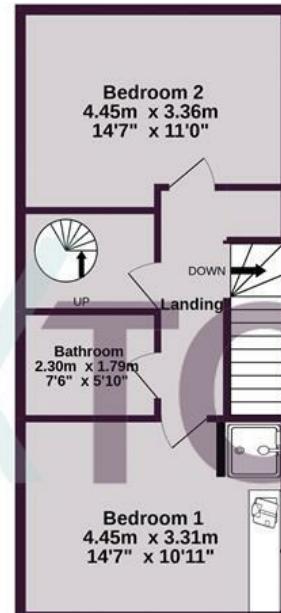
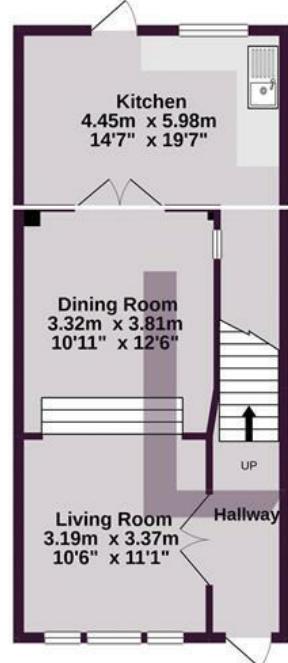
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Approximate gross internal floor area 141 sq m/ 1518 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Made exclusively for Lextons

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Hove
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We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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