

# PHILLIPS & STILL

Hollingdean Terrace, Brighton

Asking Price £650,000



- Substantial Seven bedroom (HMO)
- Kitchen/Dining room
- 4 Bathrooms two of which are en-suite
- Sitting room and office room
- Rear Garden

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



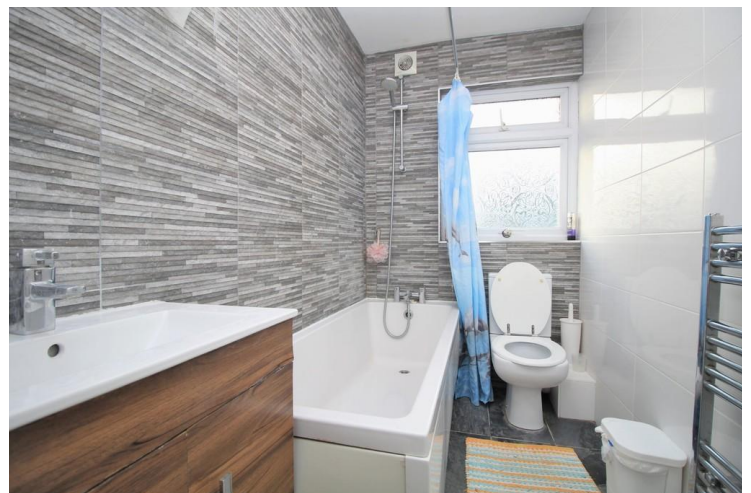
## Hollingdean Terrace, Brighton, BN1 7HA



This impressive house is a substantial seven bedroom HMO (House in Multiple Occupation), offering ample space for a large number of occupants. The property boasts a separate kitchen dining room, providing a designated area for cooking and enjoying meals together. With four bathrooms in total, including two ensuite bathrooms, there is no shortage of convenience and privacy for the tenants.

In addition to the bedrooms and bathrooms, the house features a separate sitting room, providing a comfortable and relaxing space for socializing or unwinding. An office room is also available, allowing for a designated area to study or work from home. The property benefits from a rear garden, which not only offers outdoor space for the residents to enjoy.

Situated in a highly desirable location, this house enjoys excellent links to both universities, making it an attractive option for students. With its spacious layout, numerous amenities, and convenient location, this property presents a fantastic opportunity for those seeking a profitable student investment in a sought-after area.



# Accommodation

## GROUND FLOOR

ENTRANCE HALL

OFFICE

13' 9" x 11' 11" (4.19m x 3.63m)

BEDROOM SEVEN

11' 2" x 11' 2" (3.4m x 3.4m)

BEDROOM SIX

11' 4" x 7' 11" (3.45m x 2.41m)

ENSUITE SHOWER ROOM

LOWER GROUND FLOOR

SITTING ROOM

11' 9" x 10' 11" (3.58m x 3.33m)

KITCHEN

15' 4" x 10' 2" (4.67m x 3.1m)

DINING ROOM

12' x 10' 2" (3.66m x 3.1m)

## FIRST FLOOR

BEDROOM FIVE

12' 2" x 11' 7" (3.71m x 3.53m)

BATHROOM

BEDROOM FOUR

11' 3" x 11' 1" (3.43m x 3.38m)

BEDROOM THREE

11' 7" x 11' 3" (3.53m x 3.43m)

ENSUITE SHOWER ROOM

## SECOND FLOOR

BEDROOM TWO

9' 4" x 9' 3" (2.84m x 2.82m)

BEDROOM ONE

12' 2" x 8' 4" (3.71m x 2.54m)

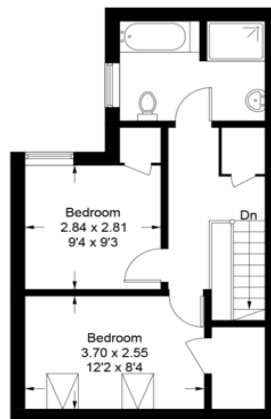
BATHROOM

## OUTSIDE

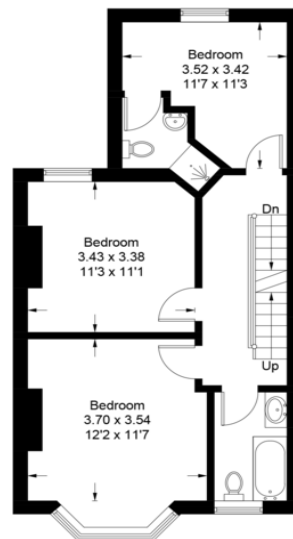
REAR GARDEN

## Hollingdean Terrace, Brighton, BN1 7HA

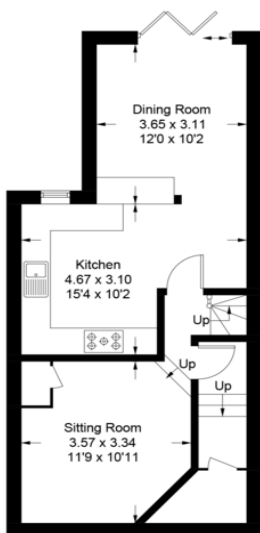
Approximate Gross Internal Area = 186.7 sq m / 2010 sq ft



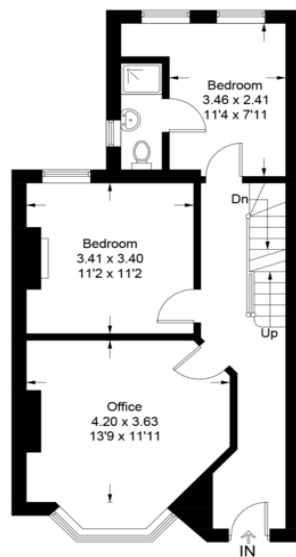
Second Floor



First Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024





## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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