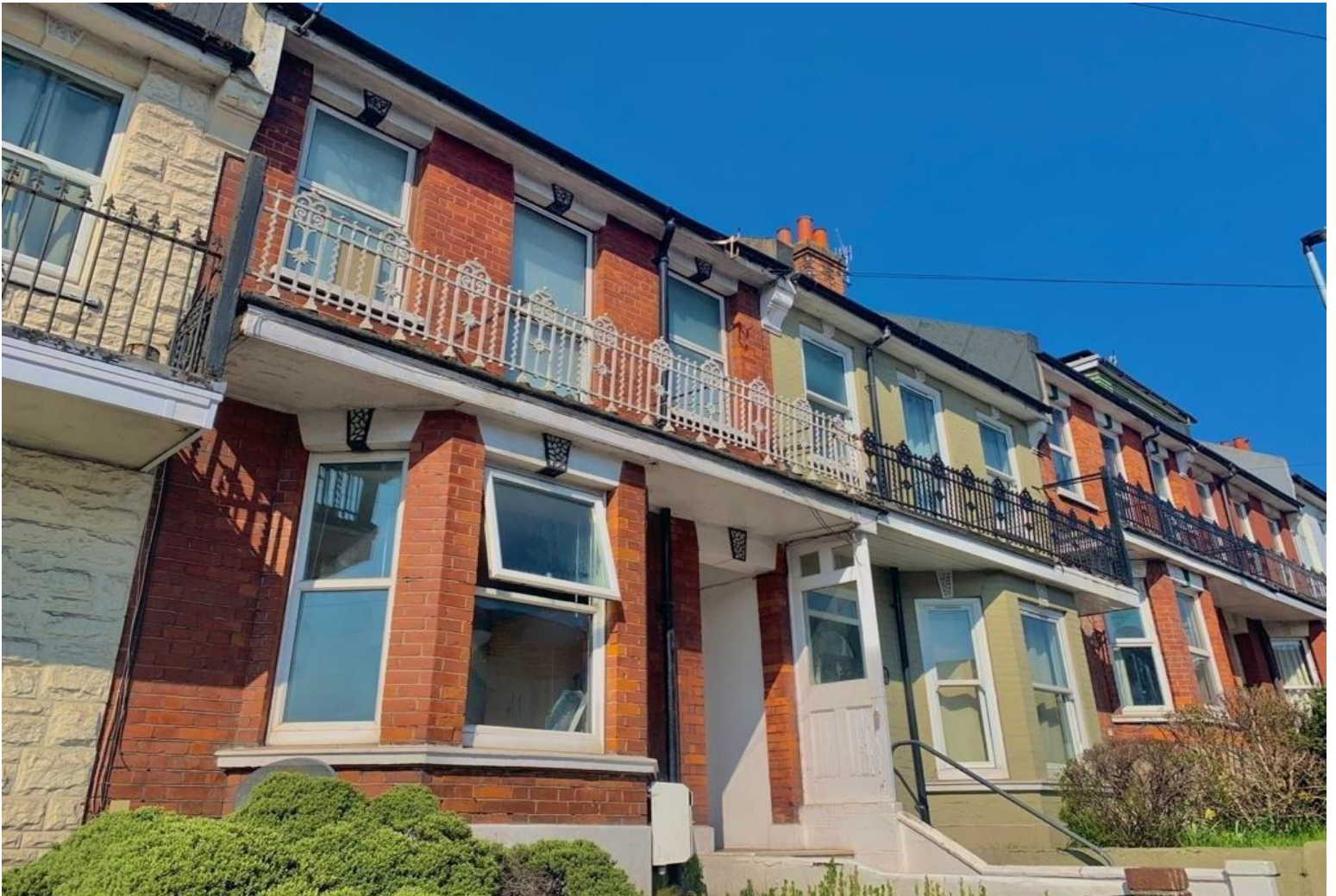


PHILLIPS & STILL

Hollingbury Road, Brighton

Asking Price £250,000



- 1 Bedroom Ground Floor Converted Flat
- Rear patio garden
- Ideal investment or first time purchase
- Share of Freehold
- Popular Fiveways Location

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Hollingbury Road, Brighton, BN1 7JB



This one-bedroom converted ground floor apartment offers a charming and cozy living space with the added benefit of a rear patio garden. It is an ideal investment opportunity or a perfect choice for first-time buyers. The property is sold with a share of the freehold, providing additional security and control over the building.

Situated in the popular Fiveways location of Brighton, the flat enjoys a convenient setting with numerous local amenities in close proximity. Residents can easily access shops, supermarkets, cafes, restaurants, and other essential services within a short distance.

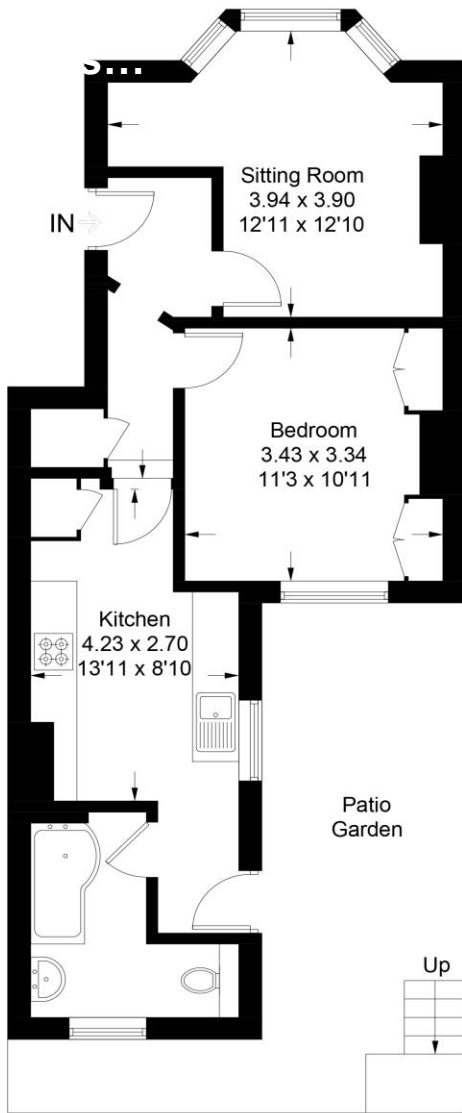
The apartment features a well-designed layout, making efficient use of the available space. The bedroom provides a comfortable retreat, while the living area creates an inviting atmosphere for relaxation and entertainment. The rear patio garden offers a private outdoor space, perfect for enjoying some fresh air or hosting small gatherings.

The flat's location in Brighton's Fiveways area ensures excellent connectivity to transportation links, including bus routes and train stations, facilitating easy commuting to and from the city. Additionally, the vibrant city center of Brighton with its cultural attractions, nightlife, and stunning beachfront is just a short distance away.



Hollingbury Road, Brighton, BN1 7JB

Approximate Gross Internal Area = 49.6 sq m / 534 sq ft



Ground Floor

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

Accommodation

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM
12' 11" x 12' 10" (3.94m x 3.91m)

BEDROOM
11' 3" x 10' 11" (3.43m x 3.33m)

KITCHEN
13' 11" x 8' 10" (4.24m x 2.69m)

BATHROOM

OUTSIDE

PATIO GARDEN





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 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		
69-80	C	70 C	77 C
55-68	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
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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