



**Hollingdean Terrace, Brighton, BN1 7HA**

Asking Price £400,000

## Hollingdean Terrace, Brighton, BN1 7HA

Six bedroom maisonette over first and second floors of an end of terrace converted period house. The property has a share of the freehold and currently has a five bedroom HMO license with an estimated income of £30,000pa.

### The Property

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The flat is arranged over the first and second floors, having its own street entrance on the ground floor. Currently arranged as follows, the first floor has three bedrooms, bathroom and the open plan living/kitchen/dining area with modern white fronted kitchen. The upper floor is in the converted loft space and is currently arranged as three bedrooms and a shower room. The property benefits from having central heating and a share of the freehold. The property has an HMO license for five bedrooms and has the potential to be producing at least £30,000pa.

### The Location

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The property is located towards the northern end of the street within a short walk of Fiveways. This superb residential location provides easy access to all aspects of the city. Shops, cafes, Coop mini market, takeaways etc at Fiveways ( 0.2 miles), Blakers Park (0.4 miles), London Road railway station (0.6 miles), Brighton University Lewes Road site (1 mile), Sainsbury's supermarket (0.6 miles), Hollingbury Park tennis courts/park/nature reserve (0.6 miles). There are good bus services and transport links in an out of the city along Ditchling Road.





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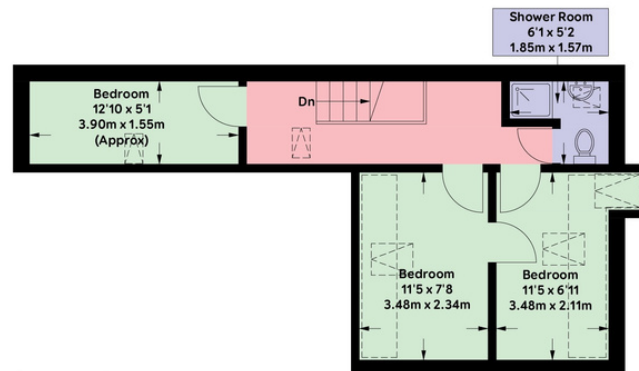
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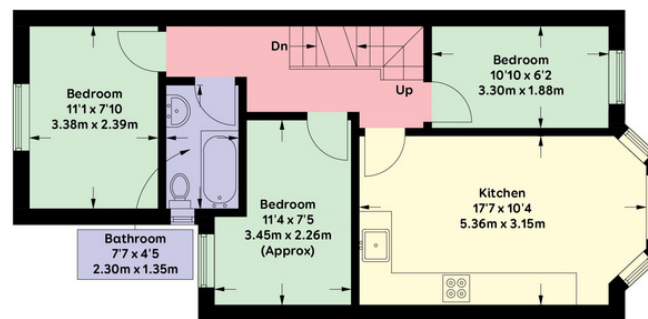


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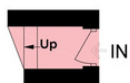
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**Second Floor**  
368 sq ft / 34.2 sq m



**First Floor**  
555 sq ft / 51.6 sq m



**Ground Floor**  
12 sq ft / 1.1 sq m

APPROXIMATE GROSS INTERNAL AREA = 935 sqft / 86.9 sqm (Including Reduced Headroom)  
APPROXIMATE GROSS INTERNAL AREA = 875 sqft / 81.3 sqm (Excluding Reduced Headroom)

Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).  
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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Agents Notes  
Tenure Share of Freehold  
Council Tax Band B

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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