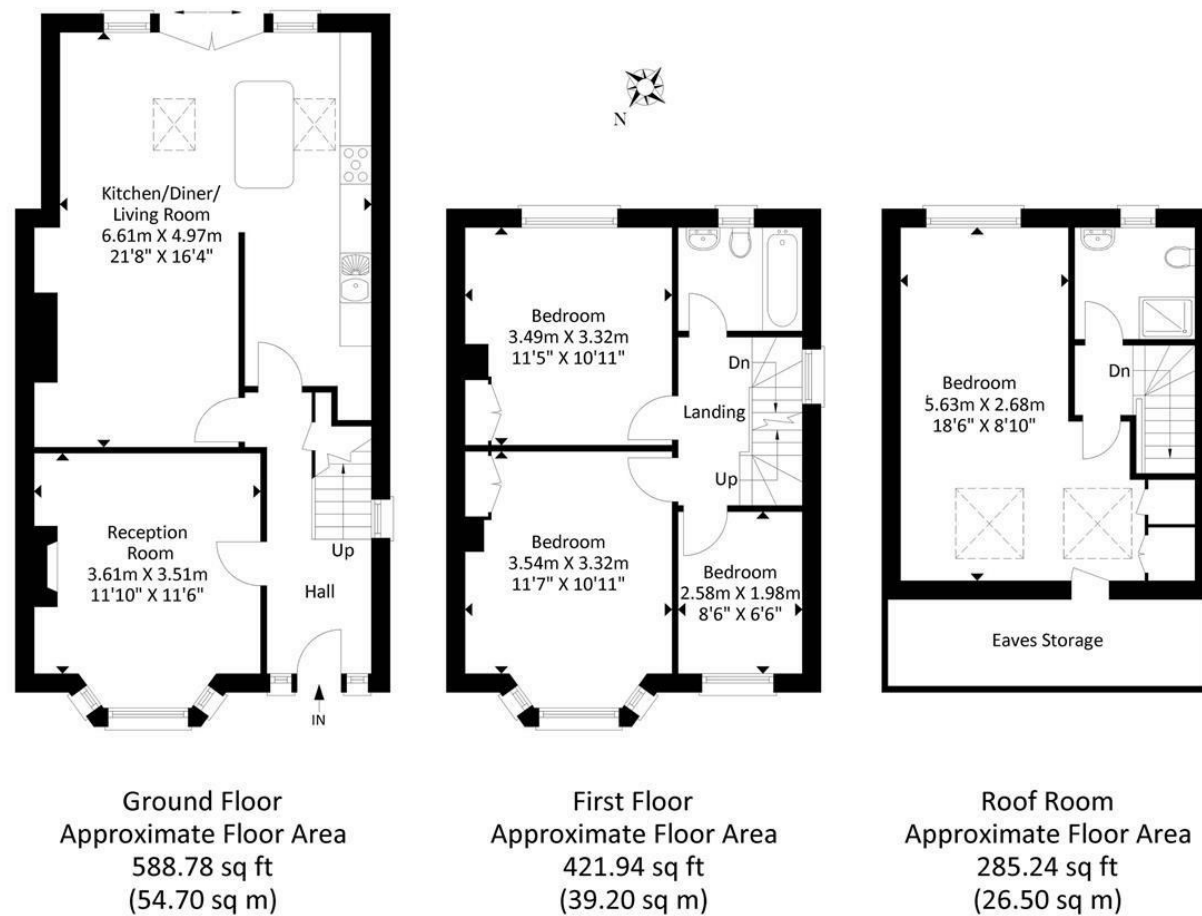


Hollingdean Terrace



Approximate Gross Internal Area = 120.40 sq m / 1295.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

GDIMPACT









Total Area Approx 1259.37 sq ft

2 Hollingdean Terrace, Brighton, BN1 7HA

To view, contact John Hilton:
127 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

PCM £3,034 PCM



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

2 Hollingdean Terrace, Brighton, BN1 7HA

A lavishly renovated 5 bedroom home which has been finished to an exceptionally high standard throughout.
£132.00 pppw -
12 month tenancy for 1st August 2020
Large double bedrooms.
Finished to a very high standard.
Luxury shower room and bathroom.
Contemporary kitchen living room with separate dining room furnished with lovely table and chairs.
Landscaped garden.
Very close to the bus stop to the universities and Brighton Center.
Situating East of Fiveways and within easy reach of both Brighton and London Road stations.

*The above details are intended for information only and do not constitute an offer or form part of a contract
*A holding deposit will be required which is equivalent to 1 weeks rent which will go towards the first months rent when you move in.

Front Garden

Entrance Hall

Engineered Oak flooring, side window, cupboard under stairs.

Reception Room

3.95m x 3.61m (12'11" x 11'10")

Bay window, engineered Oak flooring, attractive fireplace surround.

Open Plan Kitchen/Dining/Living Area

6.91m x 5.25m (22'8" x 17'2")

Overall measurement.

Kitchen Area

Range of contemporary light grey units at eye and base level, granite worktops, inset ceramic sink, fitted electric oven and 5 burner gas hob and canopy extractor over. Island with breakfast bar, granite work top and cupboards below plus wine rack.

Living/Dining Area

Engineered Oak flooring, 2 large Velux windows, patio doors to rear garden with floor to ceiling windows on either side, inset LED spotlights.

Landing

Stairs to second floor, side window.

Bedroom

4.14m x 3.33m (13'6" x 10'11")

Bay window, built in wardrobe.

Bedroom

3.48m x 3.32m (11'5" x 10'10")

Window overlooks rear garden, built in wardrobe.

Bedroom

2.58m x 1.97m (8'5" x 6'5")

Bathroom

Contemporary fully tiled, bathroom suite comprises of bath with shower head over, centre mixer tap, vanity sink unit, mirror over, low flush WC, inset LED spotlights. Heated towel rail.

SECOND FLOOR

Landing

Dual Aspect Master Bedroom

5.63m x 4.00m (18'5" x 13'1")

Velux windows, eaves storage, fitted wardrobe, inset LED spotlights.

Shower Room

Contemporary fully tiled, shower enclosure, shower head, oval wash hand basin, WC with concealed cistern, inset LED spotlights. Heated towel rail.

Rear Garden

Newly landscaped, lawned with paved patio. New fencing, side gate.

