



148, Hollingdean Terrace, Hollingdean, Brighton BN1 7HE

Spencer
& Leigh

148, Hollingdean Terrace,
Hollingdean, Brighton BN1 7HE

Guide Price £300,000 - Leasehold

- Well presented ground floor apartment
- Large private rear garden
- Two good size bedrooms
- 12' Living room with feature bay window
- Modern fitted kitchen with space for appliances
- Contemporary fitted white bathroom suite
- Gas central heating & double glazed
- Close to local shops & amenities
- Viewing highly recommended
- Exclusive to Spencer & Leigh

GUIDE PRICE £300,000 - £325,000

Having been well loved and improved by our vendors, this raised ground floor garden flat is offered for sale in excellent condition. The property offers spacious accommodation and features a shared communal entrance with the ground floor flat's entrance being on the right hand side which leads straight into the bright 12' bay fronted living room, another door will send you down the long hallway where all other rooms lead off. The master bedroom also has spacious proportions, being 12' also at it's widest point, providing plenty of space for a double bed, side tables and a large wardrobe with a double glazed window overlooking the rear garden. There is a further bedroom down the hallway that is slightly smaller and would suit a single bed, nursery or office. The modern fitted bathroom is between both bedrooms and benefits from a white three piece suite and is partially tiled. The kitchen is located at the furthest end of the hallway and boasts modern fitted units with an integrated oven, hob with extractor above, there is also space and plumbing for a washing machine. A double glazed door from the kitchen leads out to the large rear garden that features patio and lawn areas. This property benefits from gas central heating provided by a 'Worcester' boiler and is also double glazed throughout. The vendor's Sole Agent, Spencer & Leigh, highly recommend internal inspection of this beautifully presented property.



Fiveways with its trendy shops, cafes and transport links to Brighton is easily accessible nearby. In addition, popular schools catering for fall ages all within walking distance.



Entrance

Living room
12'7 x 11'7

Hallway

Bedroom
12'2 x 10'7

Bathroom

Bedroom
10'1 x 6'8

Kitchen
9'11 x 7'3

OUTSIDE

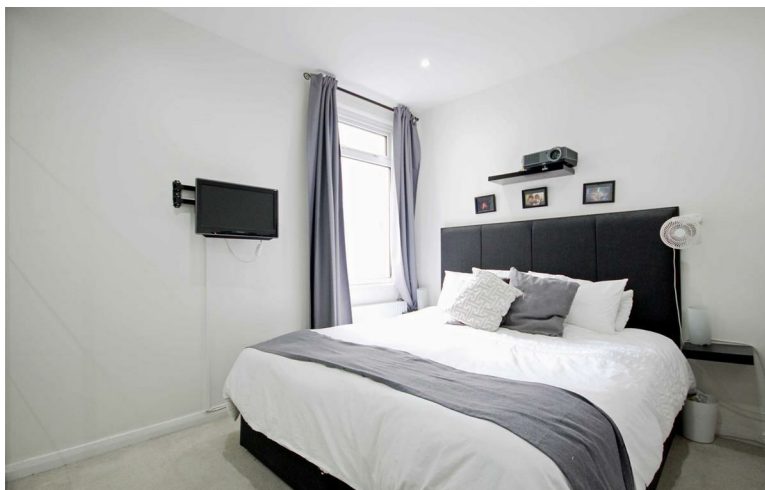
Front garden

Rear garden

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Start at Spencer & Leigh - 108 Old London Road, Patcham, Brighton BN1 8YA

Head southeast on Old London Road toward Ladies' Mile Road

Turn left onto Ladies' Mile Road

Turn right onto Winfield Avenue

Continue onto Patchdean

Turn left onto Carden Avenue

Turn right onto Braybon Avenue

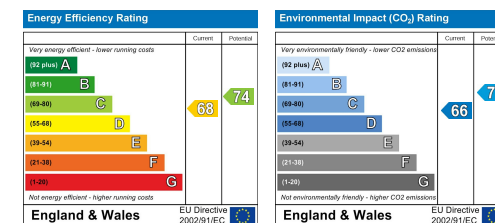
Turn left onto Surrenden Road

Turn right onto Ditchling Road

Turn left onto Hollingbury Road

Turn left onto Hollingbury Crescent

Turn left onto Hollingdean Terrace



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