

37 Hollingbury Park Avenue
Brighton, BN1 7JG
Asking Price £925,000

DAVID&CO

37 Hollingbury Park Avenue, Brighton, BN1 7JG

A rare opportunity to acquire this beautifully presented 4 bedroom double fronted Victorian terraced house retaining much of its original charm and character with a wealth of period features. The property is situated in the heart of the Fiveways community with its local shopping facilities, cafes and bars, and with numerous local schools nearby catering for all ages within easy reach. The generous accommodation with 1,496sqft (139sqm) of versatile living space comprising on the ground floor: entrance hall, g/f cloakroom/wc, spacious double aspect 26' thru' lounge with French doors leading onto the rear garden, double living/dining room with log burner and leading thru' into the kitchen which overlooks the rear garden. On the first floor there are 4 double bedrooms, bathroom and additional shower room. Outside there is a small formal front garden and a sunny west facing rear garden with patio area leading to an area of lawned garden with useful rear access. VIEWING IS HIGHLY RECOMMENDED * *

Location
Situated in this highly favoured residential area in this wide tree lined avenue within a short stroll of the Fiveways community with its local shops, cafes and bars. There are numerous schools catering for all ages which are within easy access including the popular Balfour, Dorothy Stringer and Varndean schools campus. Blakers Park, Preston Park and Hollingbury Park/golf course are all within easy walking distance providing their recreational facilities. Local bus services are close to hand in Ditchling Road providing easy access to Brighton city centre and seafront.

Accommodation
All measurements are approximate.

Ground Floor

Entrance Vestibule
Approached via a part glazed front door. Original ceiling covings. Dado rail. Draught screen door leading to:

Entrance Hall
Original ceiling covings and mouldings. Radiator. Understairs cupboard. Staircase leading to the first floor.

Cloakroom/WC
Low level wc. Wash hand basin.

Spacious Thru' Lounge 26'0" x 11'6" (7.95 x 3.53)
A spacious thru' lounge enjoying a bright double aspect. Feature fireplace with wooden surround with tiled insert and hearth. Original ceiling coving and centre rose. Stripped wooden floorboards. Picture rail. x2 Radiators. Fitted bookshelving into chimney breast recesses. Large square bay sash window to front. French doors with windows either side and with large decorative stained glass panel above leading directly onto the rear garden.

Living Room/Dining Room 25'7" x 10'4" (7.80 x 3.15)
Fireplace with wooden surround and with fitted log burner. Original ceiling covings and centre rose. Built in storage cupboard into chimney breast recess. Fitted shelving. Wood flooring. x2 Radiators. Large square bay sash window to front. Large square opening leading to:

Kitchen 15'6" x 7'8" (4.73 x 2.35)
Fitted with a range of units comprising white one and a half bowl single drainer sink unit with mixer tap inset in working surfaces with cupboards and pan drawer units below. Fitted washing machine. Integrated dishwasher. Fitted 4 ring gas hob with fitted electric oven below. Further range of cupboards and drawer units. Tiled splashbacks. Fitted wall cupboards with fitted extractor hood. Space for fridge/freezer. x2 Double glazed sash windows to rear. Roof light window. Glazed door leading to the rear garden.

First Floor

Landing
Attractive leaded light stained glass window to side. Airing cupboard with shelving and housing gas central heating boiler. Hatch to large loft space offering the potential to create an additional 5th bedroom and shower/wc if required (STNC).

Bedroom 1 13'7" x 12'1" into bay (4.16 x 3.70 into bay)
Wooden fireplace surround. Original ceiling covings. Picture rail. Stripped wooden floorboards. x2 Built in stripped pine wardrobe cupboards. Radiator. Large square bay sash window to the front.

Bedroom 2 12'5" x 12'1" into bay (3.79 x 3.70 into bay)
Original cast iron period fireplace with tiled insert and tiled hearth. Original ceiling covings. Picture rail. Stripped wooden floorboards. Fitted shelving into chimney breast recess. Radiator. Large square bay sash window to the front.

Bedroom 3 11'6" x 10'4" (3.51 x 3.15)
Wooden fireplace surround. Stripped wood floorboards. x2 Built in stripped pine wardrobe cupboards. Picture rail. Wash hand basin. Radiator. Sash window to rear overlooking the rear garden.

Bedroom 4 11'3" x 9'4" (3.44 x 2.87)
Picture rail. Radiator. Fitted shelving into chimney breast recess. Sash window to rear overlooking the rear garden.

Bathroom
Part tiled bathroom with white suite comprising panelled bath with mixer tap and with fitted shower over. Wash hand basin with mono tap. Low level wc. Chrome heated towel rail. Fitted mirror. Recessed downlights. Sash window to rear.

Shower Room
Fully tiled walls with tiled shower enclosure. Chrome heated towel rail. Small double glazed window to side.

Outside

Front Garden
Small formal front garden.

Rear Garden
Good size walled rear garden enjoying a bright sunny west facing aspect with lower patio area with steps leading to an area of lawn with flower and shrub borders. Useful gated side entrance.

Information
EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

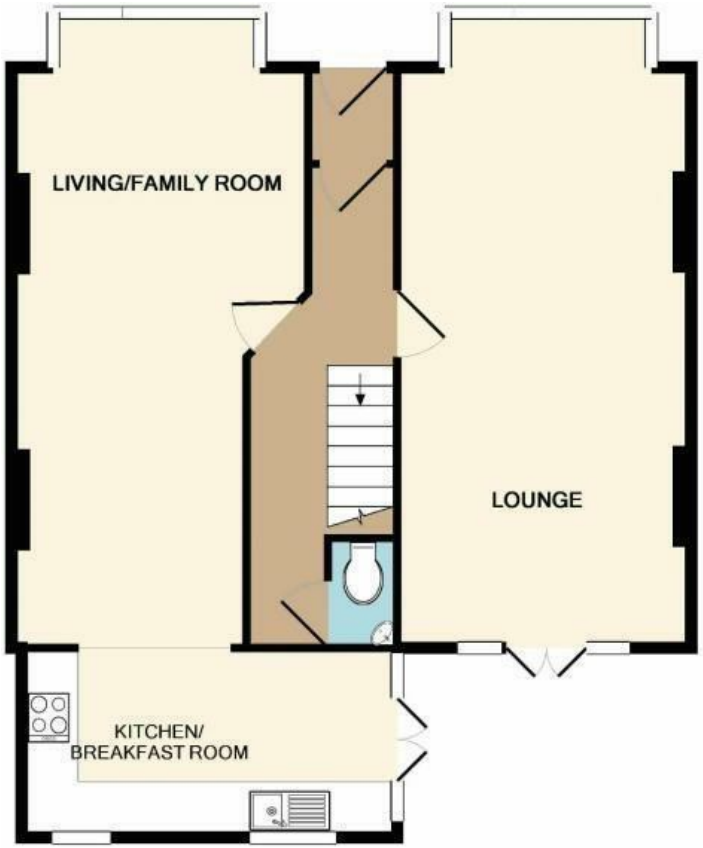
THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.

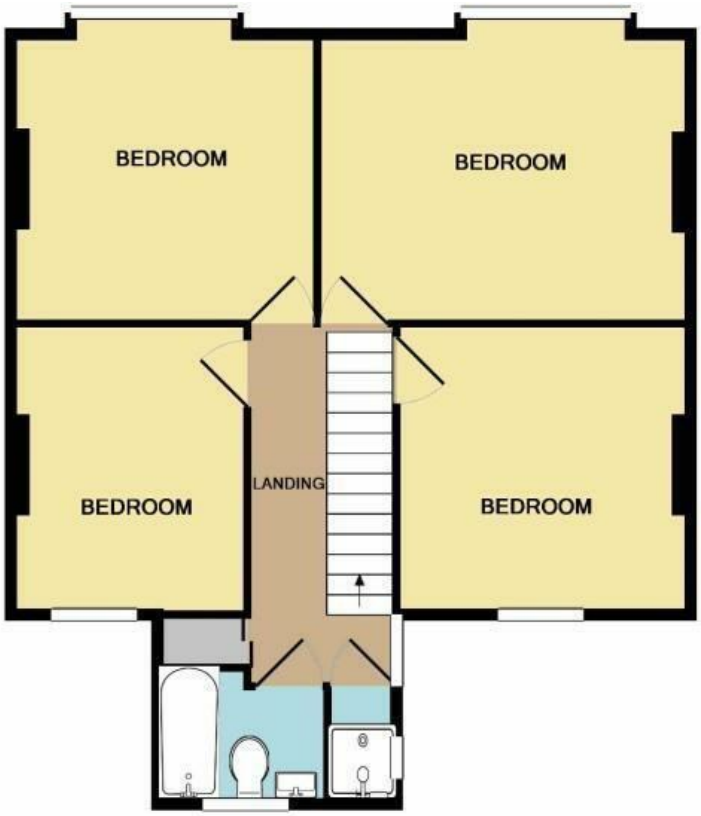




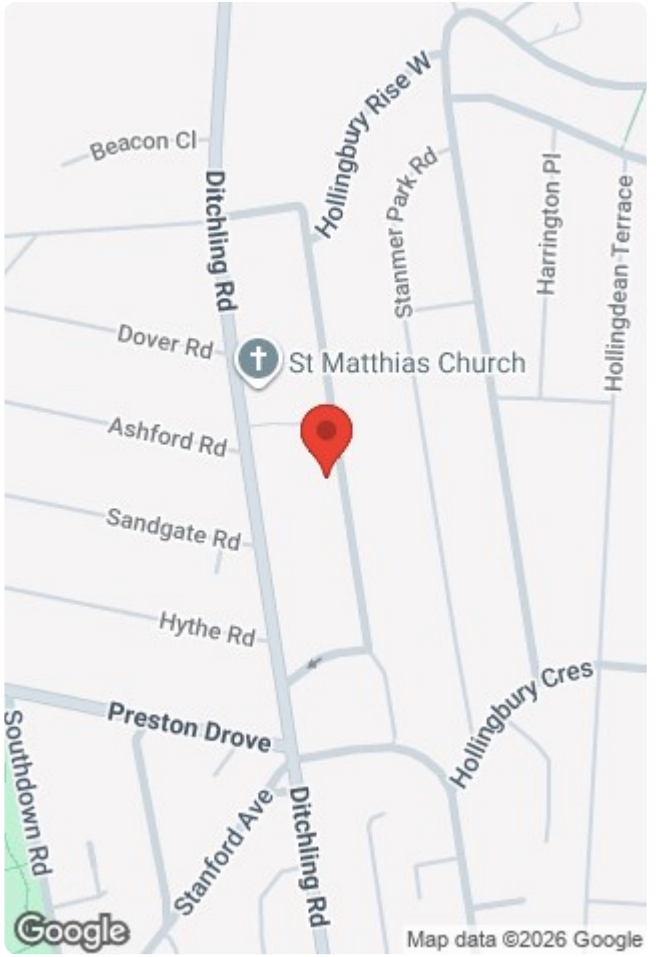


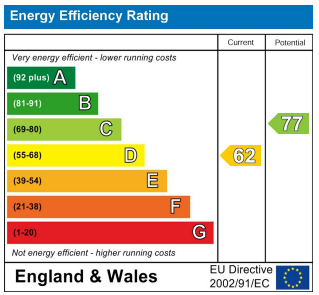


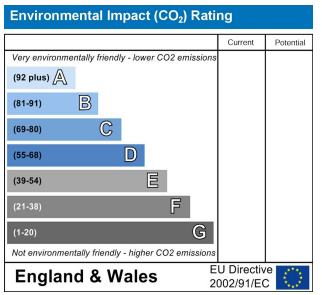
GROUND FLOOR



1ST FLOOR







APPROVED CODE
TRADINGSTANDARDS.UK

The Property Ombudsman

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