



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

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

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.





Oakley

Your Sussex Property Expert

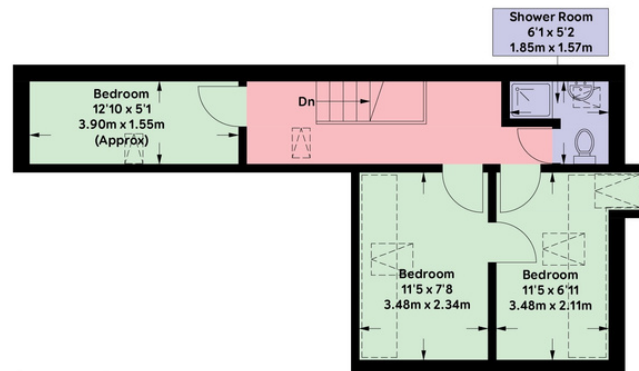
Brighton & Hove Office
01273 688 881
3-6 North Road, Brighton BN1 1YA
www.oakleyproperty.com
brighton@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Lewes Town & Country
The London Office

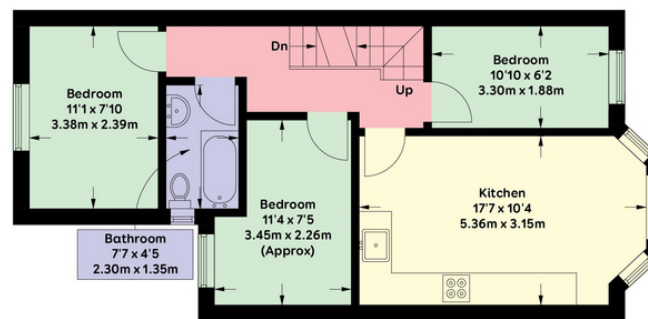


A new way of marketing property

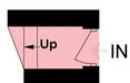
Get in touch to book a viewing or valuation of your own property



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.
© Oakley Property 2023



Agents Notes
Tenure Share of Freehold
Council Tax Band B

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		



Please note:
These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.