



House - Terraced (EPC Rating: C)

23 HOLLINGDEAN ROAD, BRIGHTON, BN2 4AA

£2,635

**ASTON
VAUGHAN**
Sales and Lettings



4 Bedroom House - Terraced located in Brighton

Located on Hollingdean Road in the vibrant city of Brighton, this 4 bedroom student house offers an ideal living space for students seeking comfort and convenience.

The fully furnished interior ensures that you can move in with ease, allowing you to focus on your studies and enjoy your time in this lively city. The single reception room offers a welcoming space for relaxation and socialising, creating a warm atmosphere for gatherings.

One of the standout features of this property is its excellent transport links, making it easy to navigate the city and beyond. Whether you need to commute to university or explore the local area, you will find that accessibility is a significant advantage. Additionally, the house is conveniently located close to several universities, making it an ideal choice for students looking to minimise travel time.

In summary, this four-bedroom student house on Hollingdean Road presents a fantastic opportunity for those seeking a comfortable and well-connected home in Brighton. With its blend of character, convenience, and fully furnished spaces, it is a property not to be missed.

Accommodation consists of four double bedrooms, communal living area, kitchen leading out to south facing courtyard, and bathroom. Facing south, the garden gets the sun most of the day and is perfectly low-maintenance.

To be sold as a fantastic opportunity at an ongoing investment.

Perfectly positioned within close walking distance of Brighton University and with excellent transport links nearby to Sussex University, this four-bedroom house makes the perfect investment with potential tenants already in place until August 2023.

There is a relaxed community atmosphere with local shops, cafes, pubs and transport links within a stroll and the lively shopping district of Lewes Road is at the bottom of the hill. The whole of Brighton & Hove are all easy reach on foot or by bus or car. For those needing to reach further afield, Brighton Station serving Gatwick and London is a 10 minute drive and near the A270, you are quickly out of the city.

Property description

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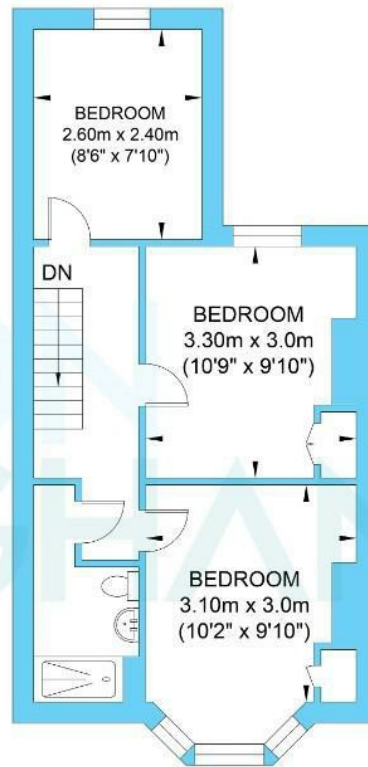
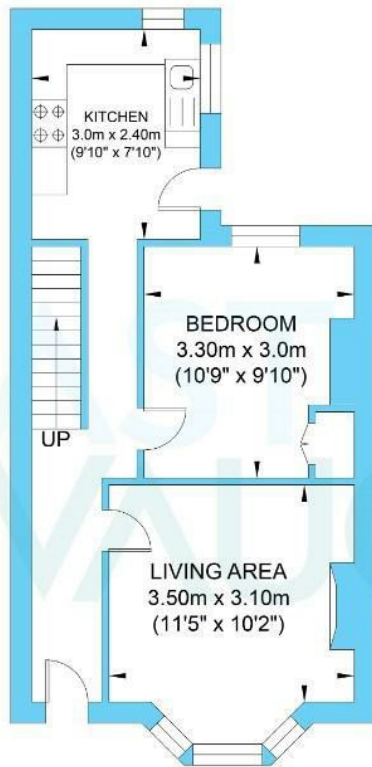
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Hollingdean Road



Ground Floor
Approximate Floor Area
412.15 sq ft
(38.29 sq m)

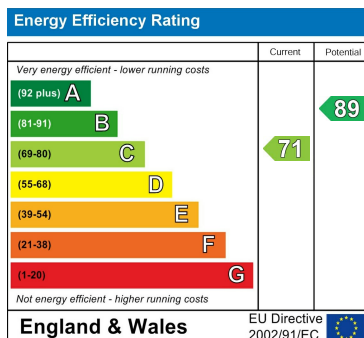
First Floor
Approximate Floor Area
412.15 sq ft
(38.29 sq m)

Approximate Gross Internal Area = 76.58 sq m / 824.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.