



## 65 HOLMBUSH WAY BRIGHTON, BN42 4YD

£1,700 PER MONTH

Beautifully presented two double bedroom semi-detached bungalow, ideally located at the foot of the South Downs in a popular residential area.

Enjoying stunning elevated views towards the sea, this bright and spacious home features a 16'2 kitchen/diner, newly fitted in November 2024 with integrated appliances, bay-fronted lounge and principal bedroom both take full advantage of the impressive outlook. The property also offers two generous double bedrooms, modern bathroom, separate WC, double glazing and gas central heating throughout.

Outside, there is a well-maintained rear garden and shed access, perfect for storage. To the front, a newly block-paved driveway provides off-road parking for up to three vehicles.

Perfectly positioned minutes from the South Downs, local shops, Holmbush Retail Park, well-regarded schools, transport links, and Southwick railway station, this is a wonderful home in a convenient and sought-after location.

# Nicholas James

SALES LETTINGS AUCTIONS





### Holmbush Way

Approximate Gross Internal Area = 72.8 sq m / 784 sq ft  
(Excluding Garage)

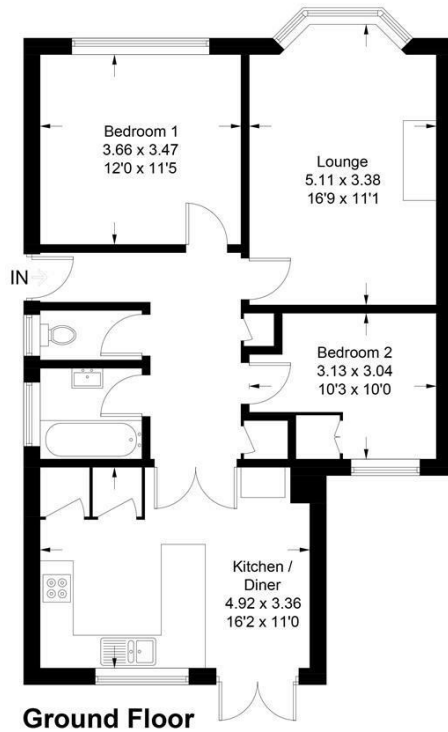
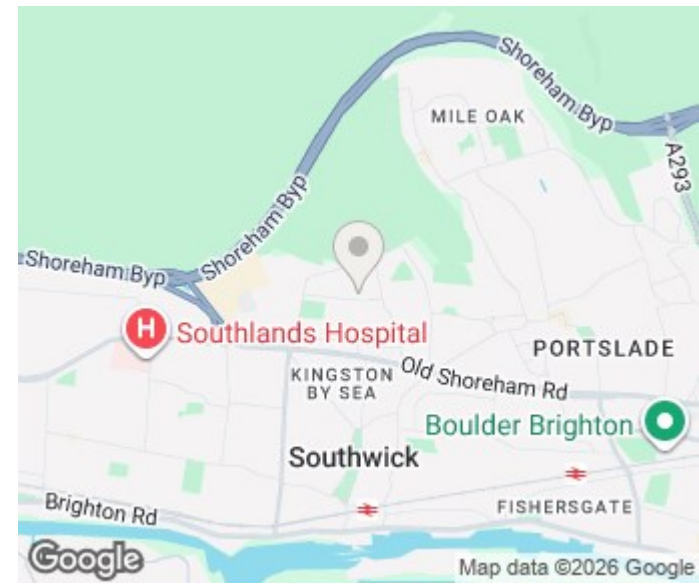


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310862)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements

Hove Lettings  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

Nicholas  
James

SALES LETTINGS AUCTIONS