



11 Stanmer Park Road, Hollingdean, Brighton, BN1 7JL

**Spencer  
& Leigh**



11 Stanmer Park Road, Hollingbury  
Brighton, BN1 7JL

Guide Price £500,000 - £550,000 Freehold

- Well presented family home
- Three good size bedrooms
- Spacious living/dining room
- Modern kitchen/breakfast room with integrated appliances
- Separate utility room
- GCH & double glazed windows
- Fiveways within walking distance
- No onward chain
- West facing secluded walled rear garden
- Easy access to sought after schools

GUIDE PRICE £500,000 - £550,000

This spacious three bedroom family home is situated in the popular Hollingdean area of Brighton and is offered for sale with no onward chain. We love the low maintenance West facing rear garden and beautiful distant views towards Brighton. Inside, there is a good size lounge which extends into the dining room, modern fitted kitchen with integrated appliances and a useful utility room. At the first floor there are three good size bedrooms, family bathroom and a separate W.C. The property boasts gas fired central heating and double glazed windows resulting in a cosy living environment. Fiveways with its trendy shops, cafes and transport links to Brighton is easily accessible nearby. In addition, the highly favoured Balfour, Dorothy Stringer and Varndean schools are within walking distance. Early viewing is highly recommended to appreciate this lovely family home.



Stanmer Park Road is situated in a popular area and affords easy access to Hollingbury Golf Course and the countryside. There are what are considered to be good local schools catering for all ages along with a selection of local shops and restaurants situated nearby at The Dip and the ever popular Fiveways. Travel networks in and out of the city are easily accessible.



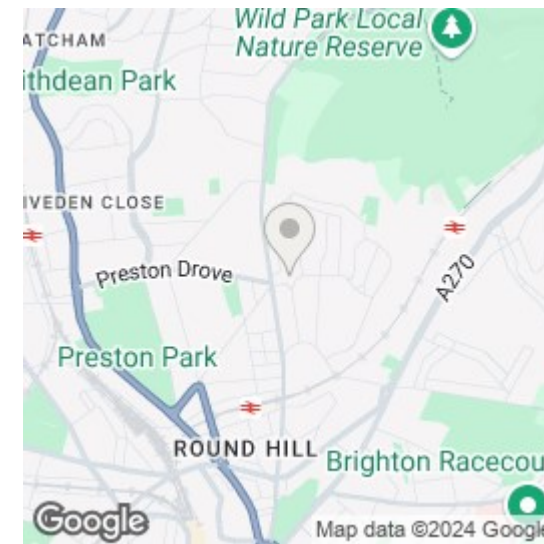
Entrance  
 Entrance Hallway  
 Lounge  
 12'6 x 11'4  
 Dining Room  
 11'5 x 9'1  
 Kitchen  
 15'3 x 9'2  
 Utility Room  
 11' x 5'3  
 Stairs rising to First Floor  
 Bedroom  
 12'7 x 9'8  
 Bedroom  
 11'5 x 9'  
 Bedroom  
 10'4 x 9'2  
 Separate Cloakroom/WC  
 Family Bathroom  
 OUTSIDE  
 Rear Garden

Property Information  
 Council Tax Band D: £2,338.06 2024/2025  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Un-restricted on street parking  
 Broadband: Standard 6 Mbps, Superfast 80 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)  
 Mobile: Good coverage (OFCOM checker)

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



Council:- BHCC  
 Council Tax Band:- D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(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	

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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 48.5 SQ.M.  
 (522 SQ.FT.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 41.8 SQ.M.  
 (450 SQ.FT.)

TOTAL APPROX. FLOOR AREA 90.3 SQ.M. (972 SQ.FT.)

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