



1c Hollingbury Road, Fiveways, Brighton, BN1 7JB

**Spencer
& Leigh**

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Guide Price £700,000 - £750,000 Freehold

- Three bedroom detached home
- Planning permission to develop the existing dwelling into a 2,400 sq/ft two storey home
- Planning permission for an additional detached two/three bedroom detached house
- Existing home refurbished in 2022 and presented in excellent condition
- Excellent location nestled between Ditchling Road and Hollingbury Road
- Easy access to Fiveways shops, cafés, bars and delicatessens
- Long driveway with private parking
- Large plot with gardens to front, sides and rear
- Internal inspection/site visit highly recommended to appreciate this unique opportunity
- No onward chain

GUIDE PRICE £700,000 to £750,000

A truly unique opportunity to purchase a chain-free detached home on a 650m² plot in close proximity to Fiveways and London Road Station. The property comes with full planning permission and associated consents to extend and develop the existing bungalow into a five-bedroom, three-bathroom, two-storey contemporary (2400 sq/ft) home with a large garden and parking and EV charging facility (ref: BH2023/00096). Additionally, there is full planning permission to build a new two/three bedroom detached (1000 sq/ft) home with a private garden and parking with EV charging facility (ref: BH2022/01891).

The property/plot is positioned between Ditchling Road and Hollingbury Road and accessed by a 25m driveway that is part of the existing bungalow's title.

The existing three-bed dwelling was extensively refurbished in 2022, and benefits from a very large garden, bespoke handmade kitchen, modern bathroom, new wiring and new central heating system. The boiler has the remainder of a 10-year warranty.

Given the secluded nature of the plot and with both planning approvals approved on the first time of asking, we consider that this property/plot offers any purchaser many options, and a real opportunity to create alternative designs of their choice, should they so wish. Permitted development rights alone would allow the existing bungalow's floorspace to be increased to three times its current size.

Opportunities like this, especially in this highly desirable central location, are very rare and internal inspection is highly recommended to appreciate the unique options this plot and home offers.



This particular property boasts an enviable location being only a stones throw away from Fiveways and Preston Park sought after schools which cater for all ages. If this wasn't enough, Preston Park mainline railway station is only half a mile away. An array of local shops, bars and restaurants are a short walk away at nearby Fiveways.



Entrance
 Entrance Hallway
 Lounge/Kitchen
 21'3 x 15'9
 Bedroom
 15'11 x 7'9
 Bedroom
 11'10 x 11'9
 Bedroom
 9'3 x 7'11

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 6Mbps, Superfast 80Mbps & Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Fair/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.

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Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor

Approx. 69.5 sq. metres (747.9 sq. feet)

