



Spencer
& Leigh

65 Uplands Road, Hollingdean, Brighton, BN1 7FA

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Guide Price £400,000 - £425,000 Freehold

- Semi detached family home
- Three first floor bedrooms
- Lounge & separate dining room
- Ground floor cloakroom
- Spacious kitchen
- Shared driveway & garage
- No ongoing chain
- Panoramic views
- Double glazing and gas central heating
- Exclusive to Spencer & Leigh

GUIDE PRICE £400,000 - £425,000

Offering spacious living and bedrooms is this chain free semi detached family home with a shared driveway, garage and good size rear garden. The property features double glazed windows, gas fired central heating and panoramic views across the valley from the front of the property towards downland. There is huge potential to style the home to your own taste, which is well presented and functional although having scope for some modernisation and improvement. The generous ground floor living space features an entrance porch, lounge, separate dining room, kitchen and ground floor cloakroom. We LOVE the original parquet flooring displayed in the hallway and living room. On the first floor there are three spacious bedrooms, one of which has been newly decorated and carpeted in neutral colours. There is a bathroom with an electric over bath shower and separate WC. Outside there is a large lawned rear garden, shared driveway and a garage. Viewing is highly recommended to fully appreciate this great home which is exclusive to Spencer & Leigh.



Uplands 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
Sitting Room
14'5 x 11'10
Dining Room
9'3 x 8'4
Kitchen
11'6 x 9'3
G/f Cloakroom
Stairs rising to First Floor
Bedroom
11'10 x 11'9
Bedroom
11'9 x 9'3
Bedroom
8'5 x 8'1
Family Bathroom
Separate Cloakroom
OUTSIDE
Rear Garden
Garage
16'4 x 8'1

Property Information
Council Tax Band D: £2,338.06 2024/2025
Utilities: Mains Electric. Mains water and sewerage
Parking: Garage, shared driveway and un-restricted on street parking
Broadband: Standard 6 Mbps, Superfast 48 Mbps. Ultrafast 1800 Mbps 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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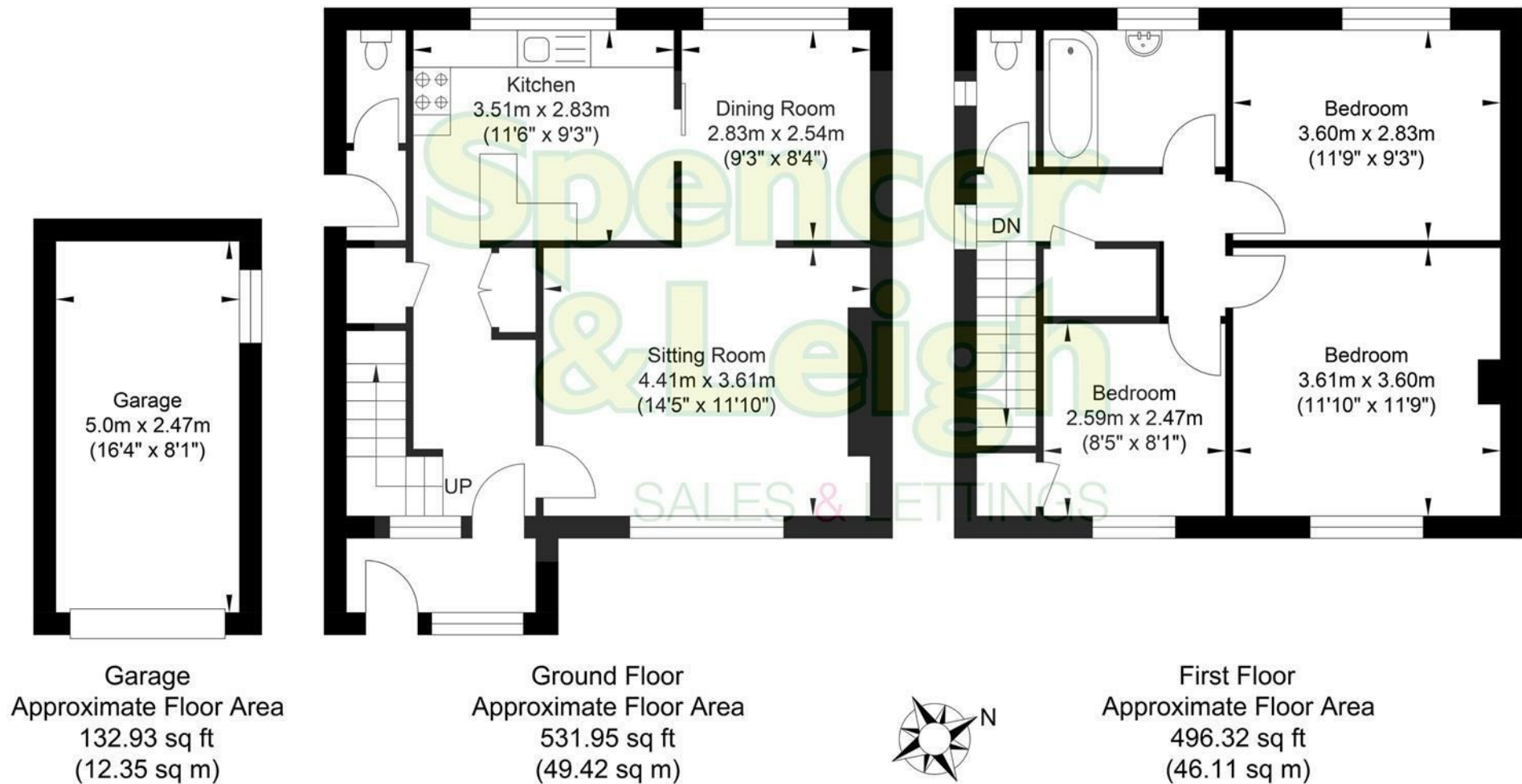


Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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Uplands Road



Approximate Gross Internal Area (Excluding Garage) = 95.53 sq m / 1028.27 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.