

Spencer
& Leigh



4 Hollingbury Copse, Surenden, Brighton, BN1 6XD

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Offers In The Region Of £1,000,000 -
Freehold

- Extended Detached family home
- Popular Fiveways location
- Quiet cul-de-sac location
- Four first floor bedrooms and an additional g/f bedroom
- 18' Kitchen/dining room with log burner and direct views over the garden
- Potential to further extend, STNC
- Beautiful rear garden with a south westerly aspect
- Private driveway leading to a large storage shed
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

Nestled in the serene area of Hollingbury Copse in the Surrenden district of Brighton is this delightful extended detached home that offers a perfect blend of comfort and potential. Spanning an impressive 1,441 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With five well-proportioned bedrooms, there is ample space for family living or accommodating guests. The ground floor bedroom, utility area and shower room could easily be used as an annexe with a separate entrance to provide a home income or an ideal space for family members wanting their own area.

The two bathrooms provide convenience for busy mornings and family life. One of the standout features of this home is the beautiful wild rear garden, which not only offers a peaceful retreat but also presents stunning sea views, making it a perfect spot for enjoying the outdoors.

The property benefits from a private driveway, ensuring ease of access and parking. Additionally, there is significant potential to further extend the home, allowing you to tailor it to your specific needs and desires. This is a rare opportunity to acquire a charming residence in a tranquil location, with the added advantage of being close to the vibrant amenities of Brighton. Whether you are looking to settle down or invest, this home is sure to impress.



Hollingbury Copse is situated in an extremely desirable location within the Surrenden district. Popular schools are within walking distance and a mainline railway station and ample green space can be found at Preston Park. Trendy Fiveways with its shops, restaurants and bars is only a short walk away.



Entrance
Entrance Hallway
Sitting Room
16'11 x 10'
Kitchen/Dining Room
18'6 x 15'9
Utility Room
G/f Bedroom
11'8 x 11'8
G/f Shower Room/WC
Stairs rising to First Floor

Bedroom
16'10 x 10'
Bedroom
14'3 x 11'4
Bedroom
11'3 x 9'4
Bedroom
8'2 x 6'11

Family Bath/Shower Room/WC
OUTSIDE
Rear Garden

Property Information
Council Tax Band E: £3,001.52 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Driveway and un-restricted on street parking
Broadband: Standard 12 Mbps, Superfast 56 Mbps and 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.

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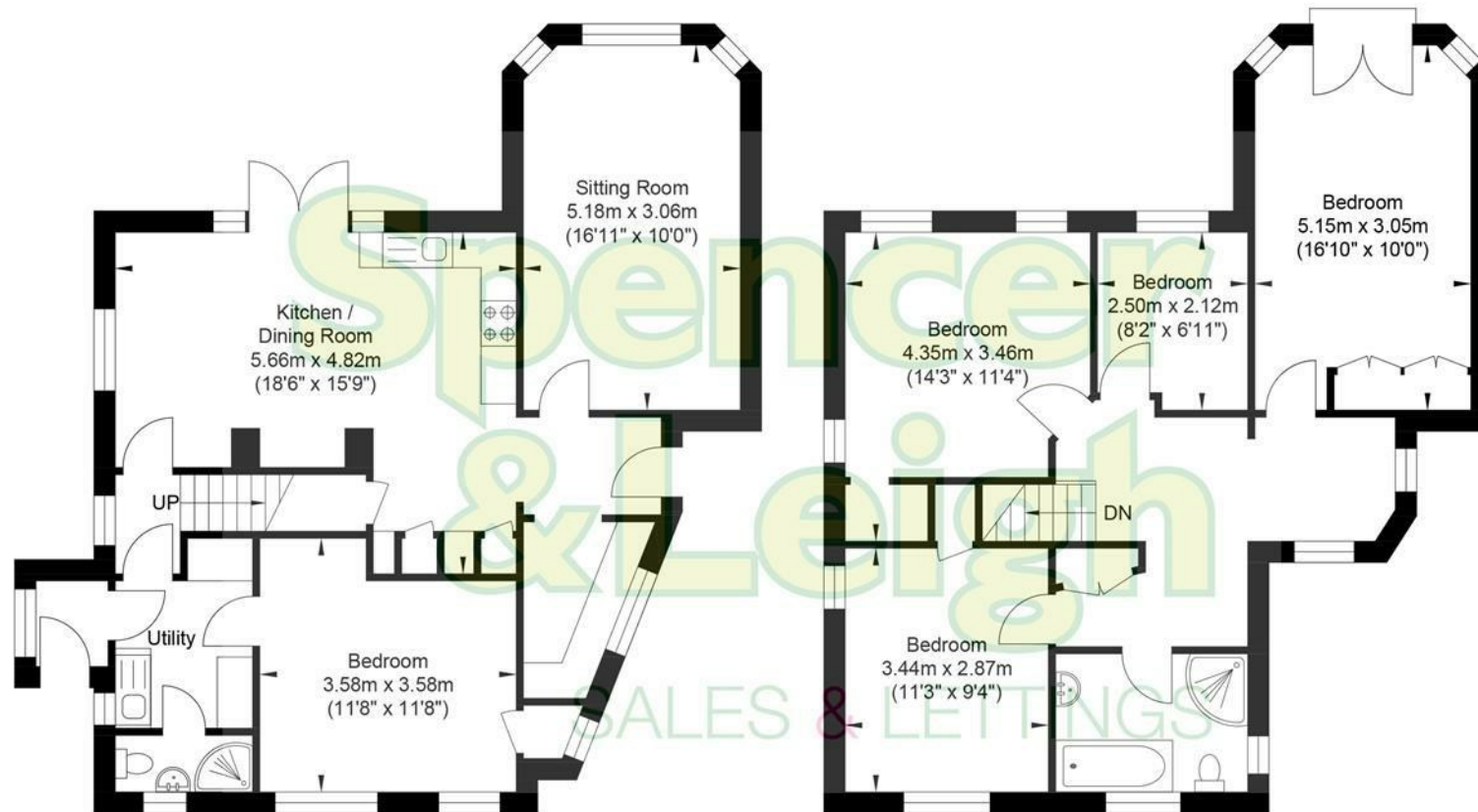


Council:- BHCC
Council Tax Band:- E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(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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Hollingbury Copse



Ground Floor
Approximate Floor Area
748.41 sq ft
(69.53 sq m)

First Floor
Approximate Floor Area
693.08 sq ft
(64.39 sq m)

Approximate Gross Internal Area = 133.92 sq m / 1441.49 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.