

Spencer
& Leigh



71 Uplands Road, Hollingdean, Brighton, BN1 7FA

71 Uplands Road, Hollingdean, Brighton, BN1 7FA

Guide Price £475,000 - £500,000 Freehold

- Spacious family home
- Three double bedrooms
- Living room with beautiful views across Brighton
- Modern fitted kitchen/dining room
- Ground floor cloakroom/WC
- Family bathroom with separate WC
- Large Westerly facing garden
- Shared drive & Garage
- Catchment for sought after schools
- Potential to extend STNC

****Guide Price: £475,000 - £500,000****

This spacious semi-detached three-bedroom family home is located in the popular Hollingdean area of Brighton. As you enter the property through the front porch, you are welcomed by a generous entrance hall featuring parquet flooring. This leads you into a cosy living room with beautiful, far-reaching views across Brighton.

On the ground floor, you'll also find a modern fitted kitchen with an archway that connects to the dining room, as well as a ground-floor cloakroom.

Stairs lead to the first floor, where there are three double bedrooms, each with fitted wardrobes. This level also includes a family bathroom and a separate W.C.

Outside, the large west-facing garden boasts two patio areas, a lawn, and, at the very top, a secluded secret garden complete with a greenhouse. The front of the property offers a shared driveway that leads to the garage, with further unrestricted on-street parking also being available.

Additional features include gas-fired central heating through a combination boiler, double glazing throughout, and the potential for extension, subject to necessary consents.

Local amenities are plentiful, with popular schools for all ages nearby, and Moulsecoomb Railway Station just a few minutes' walk away. Early viewing is highly recommended and is exclusive to Spencer and 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
Living Room
14'6 x 11'11
Dining Room
9'4 x 8'4
Kitchen
11'6 x 9'7
G/f Cloakroom
Stairs rising to First Floor
Bedroom
12'10 x 9'4
Bedroom
11'10 x 11'7
Bedroom
11'5 x 8'6
Family Bathroom
Separate W/C
OUTSIDE
Rear Garden
Garage
16'2 x 8'2
Property Information
Council Tax Band D: £2,455.79 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, shared driveway and un-restricted on street parking
Broadband: Standard 2 Mbps, Superfast 51 Mbps. Ultrafast 1800 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

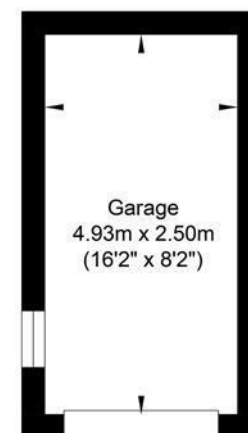
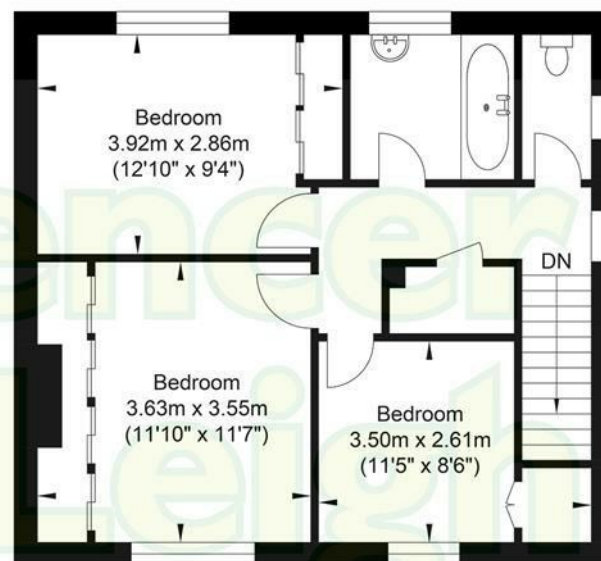
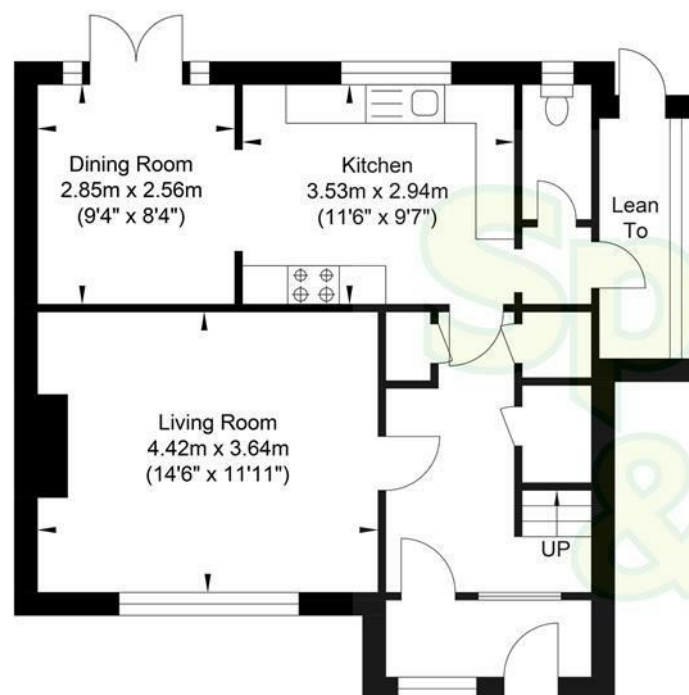


Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Spencer
& Leigh

Uplands Road



Ground Floor
Approximate Floor Area
575.86 sq ft
(53.50 sq m)

First Floor
Approximate Floor Area
509.99 sq ft
(47.38 sq m)

Garage
Approximate Floor Area
132.61 sq ft
(12.32 sq m)

Approximate Gross Internal Area = 113.20 sq m / 1218.47 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.