

Spencer
& Leigh



29 Wolverstone Drive, Hollingdean, Brighton, BN1 7FB

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Price £450,000 - Freehold

- Spacious self build home
- Three good size bedrooms
- 17' Living room with sky lights and stunning views
- No onward chain
- Private driveway leading to the Garage
- Oversized garage measuring an impressive 20'11 x 17'
- Popular residential location
- Extended kitchen with dining area
- Well presented throughout
- Viewing highly recommended

Discover this unique three-bedroom self-build home in Brighton, boasting a vaulted living room with stunning views, an extended kitchen, and a generous garage. Offered with NO ONWARD CHAIN.

This exceptional three-bedroom self-build house, available for sale in a popular residential area of Brighton, offers a truly unique living experience. From the moment you approach, a private driveway leads directly to the oversized garage, measuring an impressive 20'11 x 17', providing ample space for vehicles and storage – WE LOVE this practical feature.

Step inside and be immediately captivated by the spacious and thoughtfully designed interiors. The heart of this home is undoubtedly the magnificent 17' living room, featuring strategically placed skylights that flood the space with natural light. This room also offers stunning views, creating an inviting and serene atmosphere perfect for relaxation or entertaining guests. Adjacent to this, you'll find a second reception room, offering versatile space that could serve as a dining room, home office, or snug, adapting effortlessly to your lifestyle needs.

The extended kitchen with a dedicated dining area is a fantastic space for family meals and social gatherings. It's well-presented throughout, reflecting the care and attention given to this property. The layout flows beautifully, making day-to-day living both comfortable and convenient.

The property boasts three good-sized bedrooms, each offering comfortable accommodation and plenty of natural light. The single bathroom is well-maintained and serves the household efficiently. Every corner of this home feels well-cared for, ensuring a smooth transition for its new owners.

One of the most significant advantages of this property is that it comes with NO ONWARD CHAIN, simplifying the buying process and allowing for a quicker move. This is a rare opportunity to acquire a distinctive home in a sought-after location.



Wolverstone Drive 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
17'2 x 10'10

Dining Room
8'8 x 6'9

Kitchen
13'11 x 8'8

Bedroom
15'5 x 9'11

Bedroom
10'5 x 9'

Bedroom
9'8 x 7'10

Family Bathroom

Separate W/C

OUTSIDE

Rear Garden

Garage
20'11 x 17'

Property Information
Council Tax Band D: £2,455.79 2025/2026
Utilities: Mains Electric, Mains Gas, Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on street parking
Broadband: Standard 4 Mbps, Superfast 74 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.

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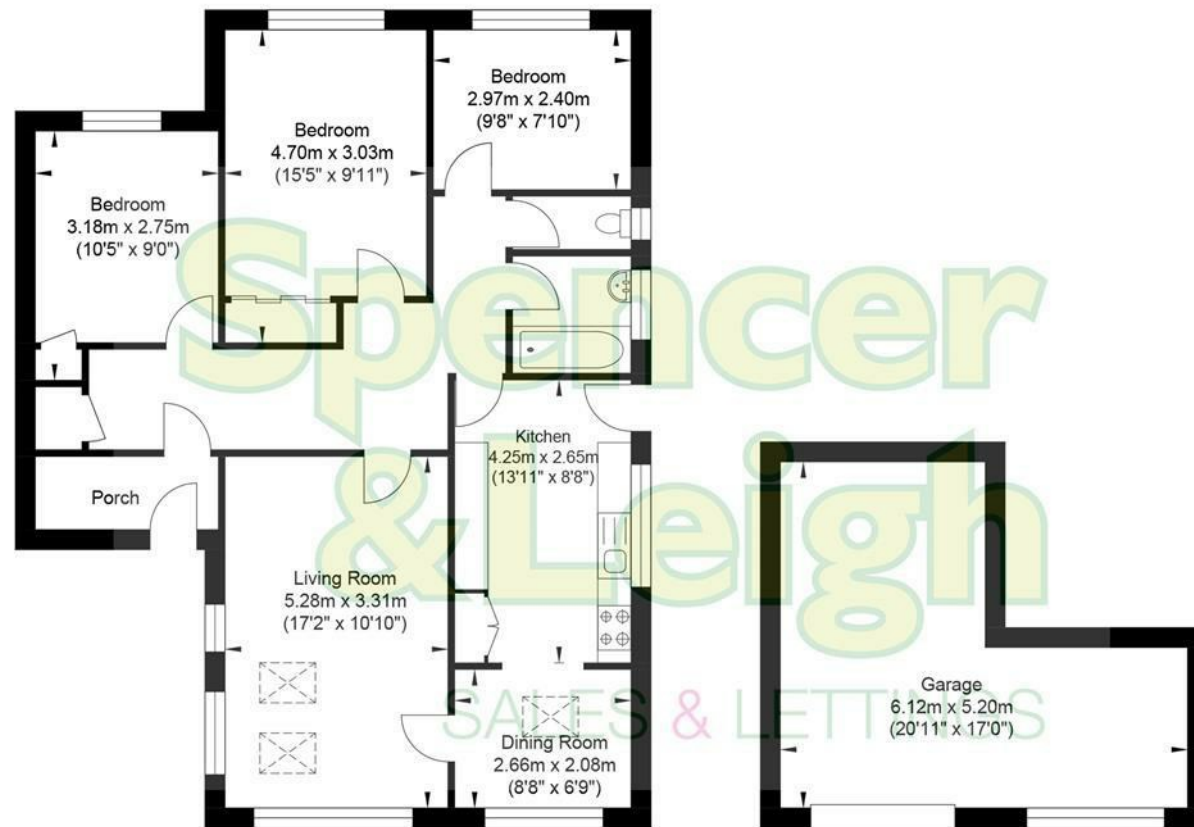


Council:- BHCC
Council Tax Band:- D

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		
	57	73
England & Wales		EU Directive 2002/91/EC

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Wolverstone Drive



Ground Floor
Approximate Floor Area
951.31 sq ft
(88.38 sq m)

Garage
Approximate Floor Area
251.22 sq ft
(23.34 sq m)

Approximate Gross Internal Area (Excluding Garage) = 88.38 sq m / 951.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.