



**Guide Price**  
**£575,000**

**Freehold**

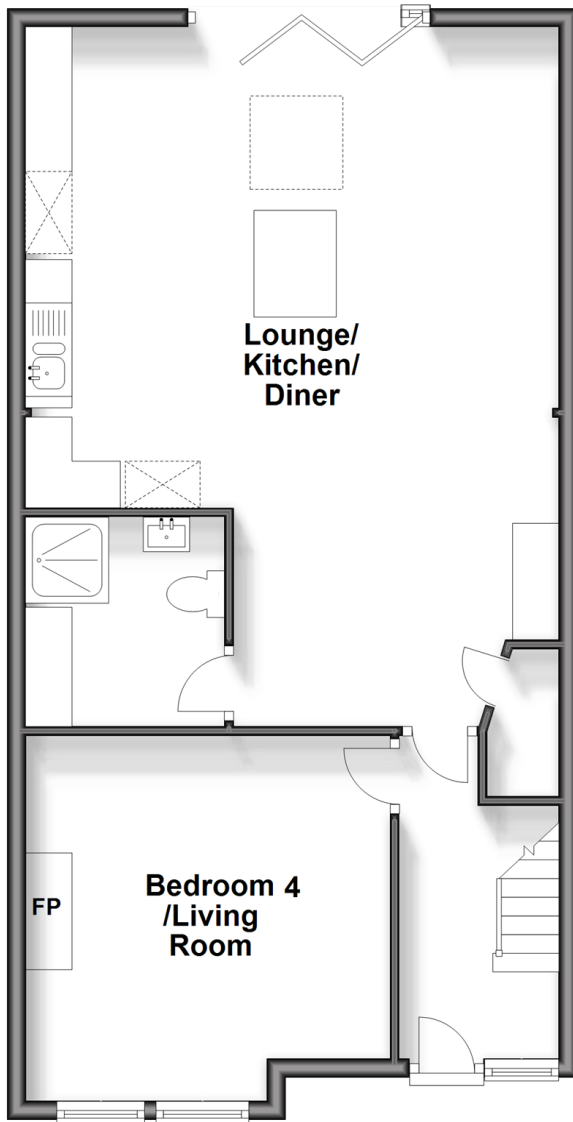
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**Hollingbury Place,  
Brighton, East Sussex,  
BN1**

**cubitt & west**  
Helping you move forwards

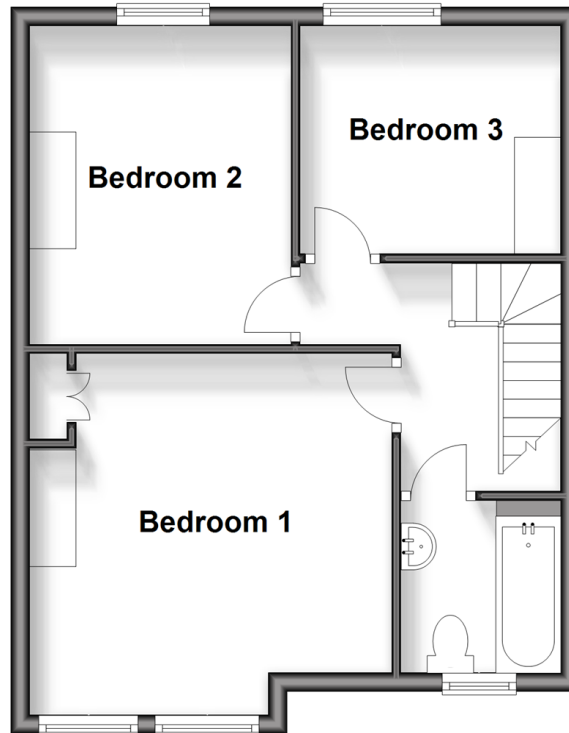
## Ground Floor

Approx. 64.7 sq. metres (696.5 sq. feet)



## First Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Bedroom 4/Living Room : 13'2 x 13'1 (4.02m x 3.99m)

Lounge/Kitchen/Diner : 24'3 x 17'4 at widest point (7.40m x 5.29m)

Utility/Shower Room

### FIRST FLOOR

Landing

Bedroom 1 : 12'9 x 12'8 (3.89m x 3.86m)

Bedroom 2 : 9'1 x 7'8 (2.77m x 2.34m)

Bedroom 3 : 11'2 x 9'2 (3.41m x 2.80m)

Bathroom

### OUTSIDE

Front & Rear Garden





## Main features

- Ideally located close to Fiveways, shops, cafes, transport, and good schools
- Spacious family home, open plan layout perfect for entertaining
- Good sized rear garden, potential for garden office/studio
- Downstairs bedroom and shower room, useful for an elderly relative or as a home office



### Nearest Schools

Primary Schools: St Joseph's Catholic Primary 0.3 miles, Hertford Junior School 0.5 miles, Downs Junior School 0.5 miles  
Secondary Schools: Vardean School 0.8 miles  
Further Education: City College Brighton 1.3 miles



### Transport Information

Train Stations: London Road 0.8 miles, Preston Park 1.3 miles, Moulsecoomb 1.4 miles



### Address

Hollingbury Place, Brighton, East Sussex, BN1



### Directions

For directions to this property please contact us.





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Call Fiveways Branch 01273 564444 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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