



**Guide Price**  
**£550,000**

**Freehold**

4x  2x  1x 

**Hollingdean Terrace,  
Brighton, East Sussex,  
BN1**

**cubitt & west**  
Helping you move forwards





## Main features

- Extended family home in friendly neighbourhood
- Close to excellent schools for children of all ages
- Just a short stroll from Fiveways with coffee shops, local shops and more
- Original features
- Sunny rear garden

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge : 14'0 into bay x 11'6 (4.27m x 3.51m)  
 Kitchen/Diner : 17'5 x 12'0 (5.31m x 3.66m)

### FIRST FLOOR

Landing  
 Bedroom 2 : 14'5 into bay x 10'4 (4.40m x 3.15m)  
 Bedroom 3 : 12'0 x 7'7 (3.66m x 2.31m)  
 Bedroom 4 : 8'0 x 7'11 (2.44m x 2.41m)  
 Bathroom

### SECOND FLOOR

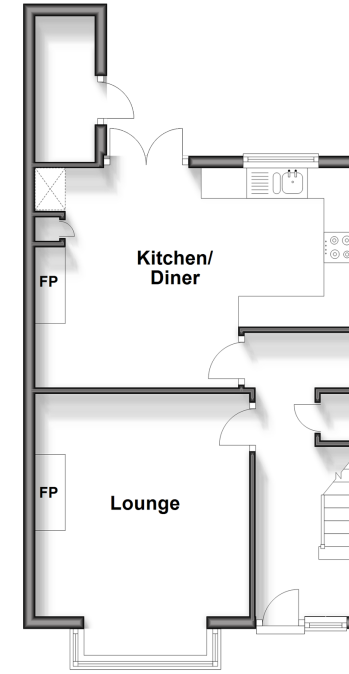
Bedroom 1 : 20'7 x 12'2 maximum (6.28m x 3.71m)  
 Shower Room

### OUTSIDE

Front & Rear Garden

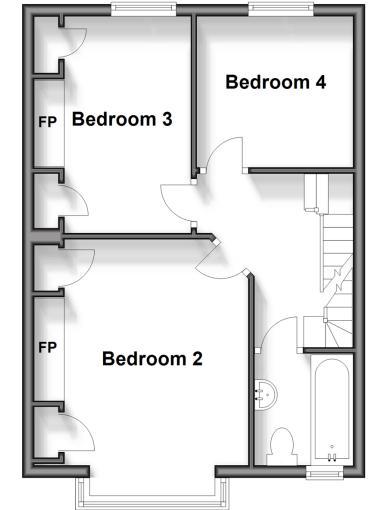
### Ground Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



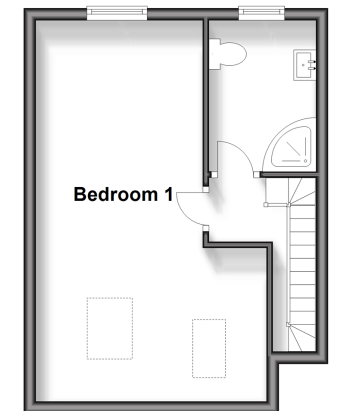
### First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



### Second Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



**Call Fiveways - 01273 564444 ■ [cubittandwest.co.uk](http://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



30510406/20241018/EM/EM