



Hollingbury Rise, Brighton, BN1 7HJ
Asking Price £540,000

Hollingbury Rise, Brighton, BN1 7HJ

Three bedroom, semi-detached home with south-facing garden, garage, and stunning far reaching views.

Semi-detached family home located in the popular residential area of Hollingbury. Boasting three bedrooms, a spacious reception room and conservatory, this property offers the perfect balance of comfort and convenience.

As you approach the house, you are greeted by a well-maintained front garden, leading to a storm porch and the ground floor entrance. Stepping inside, you are welcomed by a bright hallway with an under stairs storage cupboard, providing ample space for storage.

The modern kitchen, complete with white fronted cupboards and a porcelain sink, is truly the heart of the home. With access to a utility room, this well-equipped space is perfect for culinary enthusiasts.

The superb through lounge measuring 23' features a bay window to the front and patio doors leading to the conservatory at the rear. You can curl up by the wood-burning stove on chilly winter evenings, or entertain guest in the dining area. The south facing conservatory, offers most pleasant views of the garden whilst catching the rays of sunshine, a great place to sit and relax.

Moving upstairs, you will find the landing that leads to the principal bedroom boasting a range of built-in wardrobes and a bay window. The second bedroom offers far-reaching views across Brighton to the sparkling sea, providing a serene backdrop to start your day. The third bedroom provides additional space for children, guests, or a home office.

A modern shower room with fully tiled walls complete with a large shower enclosure and a wash basin on a vanity unit service the bedrooms.

Stepping outside, you will discover a beautifully landscaped south-facing garden, perfect for outdoor gatherings and relaxation. With a summer house, patio areas, and even a vegetable patch, this oasis is a gardener's paradise.

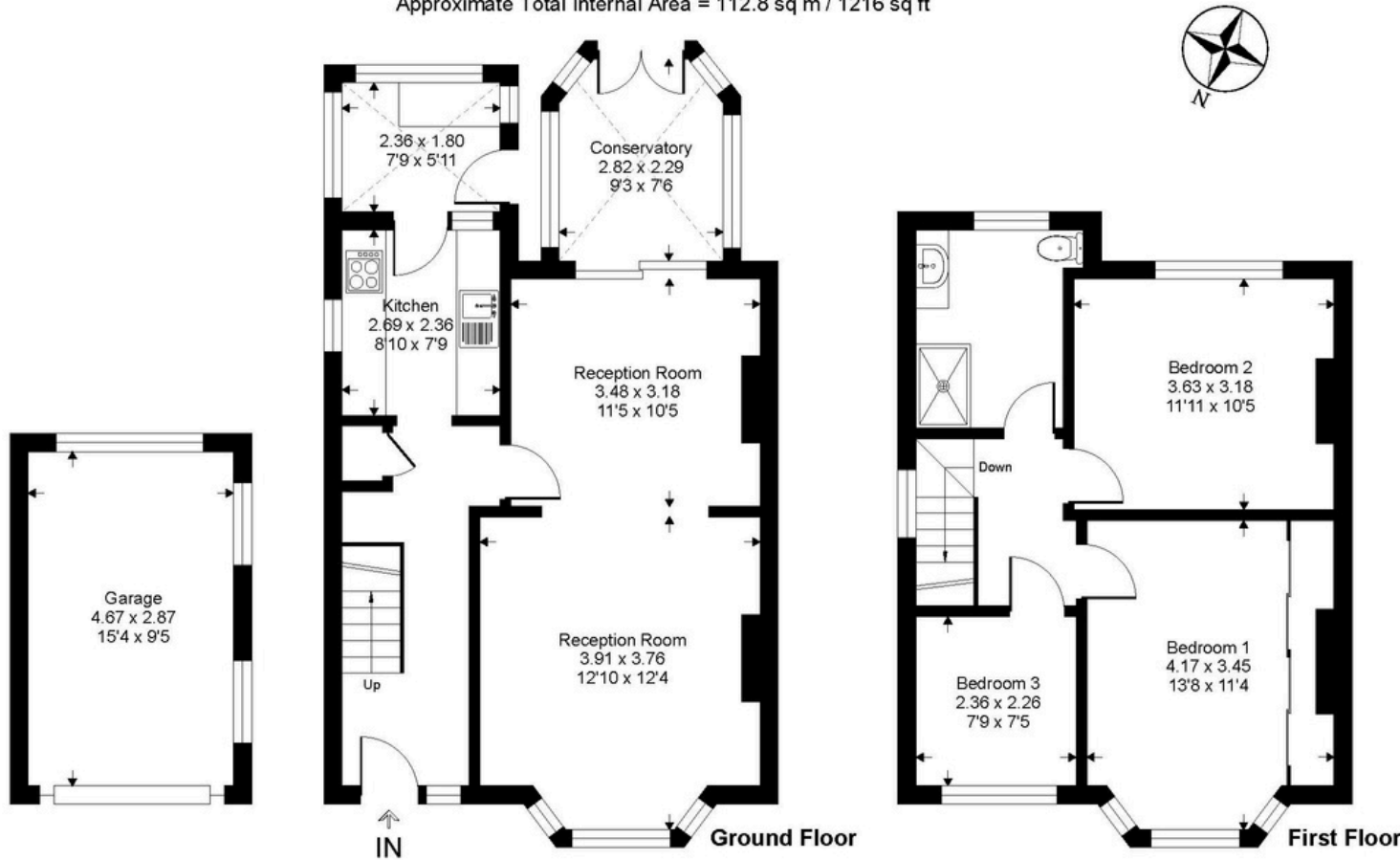
The property also features a stand-alone garage located at the rear side, offering secure parking or additional storage space. With a roller door and several windows, this versatile area could be transformed into a workshop, gym, or even a home office.

Conveniently situated within walking distance of local shops, good schools, the amenities of Fiveways, country walks, Hollingbury golf course, and excellent transport links, this desirable location ensures you have everything you need.



Hollingbury Rise, BN1

Approximate Gross Internal Area = 99.5 sq m / 1072 sq ft
 Approximate Garage Internal Area = 13.3 sq m / 144 sq ft
 Approximate Total Internal Area = 112.8 sq m / 1216 sq ft



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Agents Notes
 Tenure Freehold
 Council Tax Band C



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