



36 Hollingbury Rise, Brighton, BN1 7HJ

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We are delighted to present one of the most impressive homes to come to market this year – a truly outstanding four-bedroom semi-detached property, thoughtfully extended and upgraded to an exceptional standard, offering versatile living space, contemporary design, and a beautifully landscaped south-facing garden.

Upon entering, you're welcomed by a warm and inviting hallway leading to a stylish open-plan living and dining area—a perfect space for both everyday family life and entertaining guests. The true heart of the home is the striking rear extension, which showcases a floor-to-ceiling glass wall with bi-folding doors that open fully to the garden, creating a seamless transition between indoor and outdoor spaces. The modern fitted kitchen is beautifully appointed with sleek cabinetry, integrated appliances, and ample workspace, ideal for budding chefs and family meals alike.

Upstairs, the property offers three well-proportioned bedrooms, all finished in neutral tones and full of natural light. A stylishly updated family bathroom features contemporary tiling, a large walk-in shower, and premium fixtures.

The converted loft provides a generous fourth bedroom, complete with a modern en-suite shower room and stunning south-facing views towards the sea—a true sanctuary at the top of the house, ideal as a luxurious principal suite or guest room.

The rear garden has been landscaped with care, offering a low-maintenance yet highly attractive space for outdoor living. The south-facing aspect ensures sun throughout the day, and the bi-fold doors make it perfect for summer entertaining.

At the far end of the garden, you'll find a versatile log cabin, fully insulated and ideal for use as a home office, studio, gym, or even a garden retreat. Side access provides additional practicality, especially for families with bikes, garden tools, or pets.



Situated in this popular residential area with good local shopping available nearby in 'The Dip' and at the nearby Fiveways including a Post Office, Coop, Greengrocer and Butcher as well as good public transport to all parts of Brighton and Hove. There are good schools close by catering for children of all ages including Hertford Road Infants & Junior School. Brighton City centre with its main shopping thorofare and the seafront with its fine bathing beaches and recreational facilities being approximately 2 miles distant. The property is also close to the lovely Burstead Woods which lead up to the Downs and are very popular with dog walkers.

Local Information

Downs Junior & Infants Schools	1.1 miles
Hertford Road Infants	0.3 miles
Dorothy Stringer High School	1.5 miles
Varndean Schools Complex	1.2 miles
Cardinal Newman School	2.3 miles

Preston Park Station	1.8 miles
London Road Station	1.1 miles
Brighton Mainline Station	2.0 miles

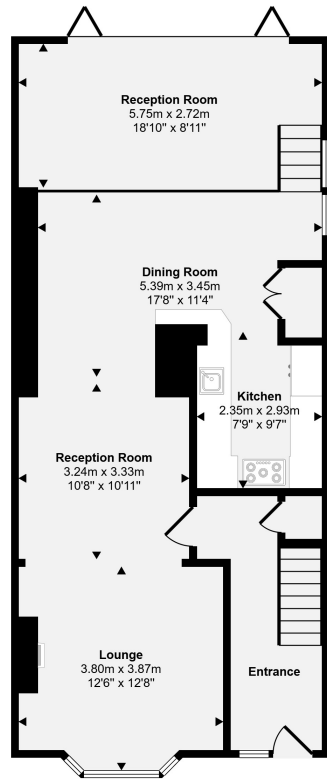
Brighton Seafront	2.2 miles
Brighton Shopping Centre	2.0 miles

All distances approximate

Council Tax Band C



Approx Gross Internal Area
156 sq m / 1679 sq ft



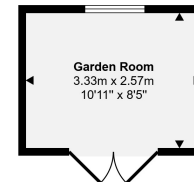
Ground Floor
Approx 77 sq m / 831 sq ft

Denotes head height below 1.5m



First Floor
Approx 43 sq m / 463 sq ft

Second Floor
Approx 27 sq m / 293 sq ft



Garden Room
Approx 9 sq m / 92 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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