



OVER 60?

Secure this property
for up to **59% less!**

Guide Price
£525,000

Freehold

4x  1x  1x 

**Hollingbury Road,
Brighton, East Sussex,
BN1**

cubitt & west
Helping you move forwards



Main features

- Generous size, perfect for families, or those needing extra guest rooms
- Open plan lounge/diner with double doors offering flexible family or entertaining area
- Sunny rear garden
- Close to town, shops & restaurants
- Easy access to Brighton station
- Chain free

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge : 14'3 x 12'9 (4.35m x 3.89m)
 Dining Room : 11'3 x 10'4 (3.43m x 3.15m)
 Kitchen : 11'0 x 10'1 (3.36m x 3.08m)
 Shower Room

FIRST FLOOR

Landing
 Bedroom 1: 16'6 x 14'2 maximum (5.03m x 4.32m)
 Bedroom 2: 11'4 x 10'8 (3.46m x 3.25m)
 Bedroom 3: 12'1 x 10'2 (3.69m x 3.10m)
 Bathroom

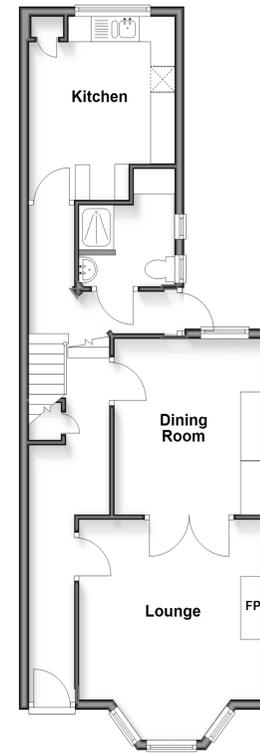
SECOND FLOOR

Landing
 Bedroom 4: 12'5 x 8'6 (3.79m x 2.59m)
 En Suite Shower Room

OUTSIDE

Front & Rear Garden

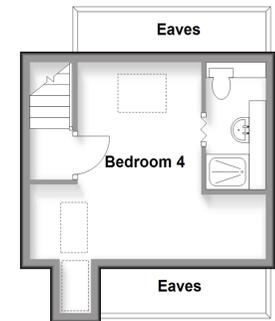
Ground Floor
 Approx. 56.1 sq. metres (603.4 sq. feet)



First Floor
 Approx. 57.2 sq. metres (615.5 sq. feet)



Second Floor
 Approx. 19.9 sq. metres (213.9 sq. feet)



Call Fiveways - 01273 564444 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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