

## Hollingbury Rise, Brighton, BN1 7HH

Approximate Gross Internal Area = 87.3 sq m / 940 sq ft  
 Garden Studio = 4.5 sq m / 48 sq ft  
 Total = 91.8 sq m / 988 sq ft

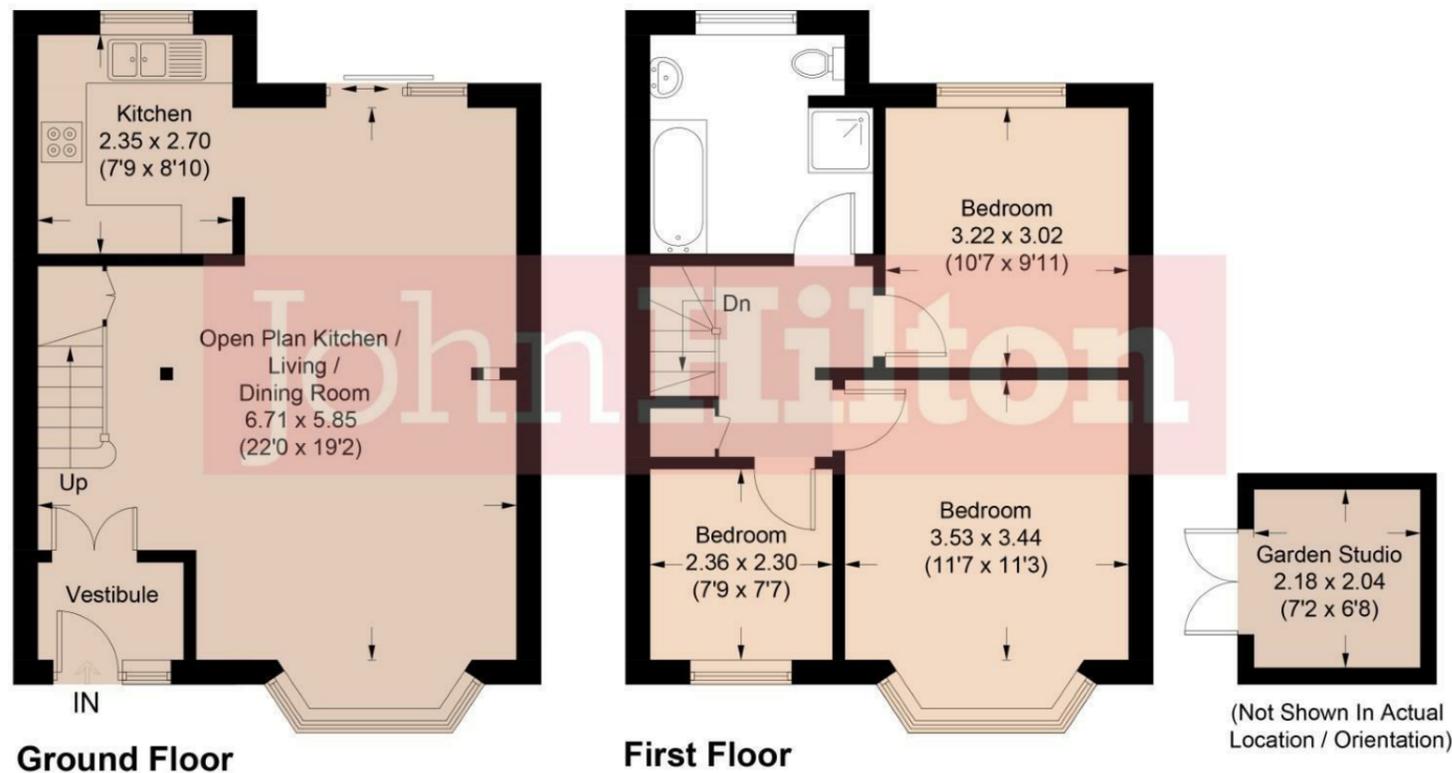


Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2025



Total Area Approx 940.00 sq ft

51 Hollingbury Rise, Brighton, BN1 7HH

To view, contact John Hilton:  
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**Guide Price £475,000-£500,000 Freehold**



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## 51 Hollingbury Rise, Brighton, BN1 7HH

\*\*\* GUIDE PRICE £475,000-£500,000 \*\*\*

A delightful 1930s bay-fronted three-bedroom house which enjoys an elevated open aspect at the front with remarkable views across Brighton to the sea beyond. Well-presented accommodation with an open-plan living arrangement - a very sociable space which benefits from lots of natural light and a nice flow. Upstairs there are three bedrooms, two of which are front-facing with stunning views, a family bathroom and the loft space which has potential for conversion (subject to usual consents). The attractive rear garden is easy to maintain and well-stocked with mature shrubs, with a decked sun terrace to the rear. There is also an insulated cabin suitable for a home office, ideal for those that work from home. Situated in a popular residential area, ideal for families being in close proximity to highly regarded schools, with easy access to local shops, Fiveways and good transport links into the city centre.



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### Approach

Raised front garden, well-stocked with mature shrubs. Steps ascend to front door.

### Vestibule

Natural wood floor.

### Open-Plan Kitchen/Living/Dining Room:

#### Living/Dining Area

6.71m x 5.85m (22'0" x 19'2")  
Bay window with stunning panoramic views of the surrounding area and sea beyond, part fitted carpet, part natural wood flooring, built-in understairs storage cupboard, patio doors to garden, archway to:

#### Kitchen

2.35m x 2.70m (7'8" x 8'10")  
Range of units at eye and base level, worktops with wood panel splashbacks, fitted oven and gas hob with tiled splashback, one-and-a-half bowl sink with mixer tap and drainer, spaces for appliances including dishwasher, and natural wood floor.

#### First Floor Landing

Fitted carpet, built-in cupboard, insulated and part-boarded loft.

#### Bedroom

3.53m x 3.44m (11'6" x 11'3")  
Bay window to front with stunning views across Brighton to the sea beyond, fitted carpets.

#### Bedroom

3.22m x 3.02m (10'6" x 9'10")  
Brushed oak laminate flooring, window overlooking rear garden.

#### Bedroom

2.36m x 2.30m (7'8" x 7'6")  
Window to front with stunning views across Brighton to the sea beyond, fitted carpet.

#### Bathroom

Wood panel-enclosed bath with wood panelled surround, shower enclosure with tiled surround and hand-held shower attachment, wash hand basin, low-level WC.

#### Rear Garden

Patio area with steps ascending to main garden with artificial lawn and raised planters, flower borders and beds well-stocked with various mature shrubs, decked rear sun terrace.

#### Cabin/Garden Studio

2.18m x 2.04m (7'1" x 6'8")  
Fully insulated with window and French doors.



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- 1930s Bay-Fronted House
- Open Aspect at the Front
- Stunning Views Across Brighton
- Three Bedrooms
- Open-Plan Living Accommodation
- Lots of Natural Light
- Potential for Loft Conversion (Subject to Usual Consents)
- Attractive Rear Garden with Insulated Cabin
- Popular Residential Area
- Close Proximity to Local Schools

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: C