

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

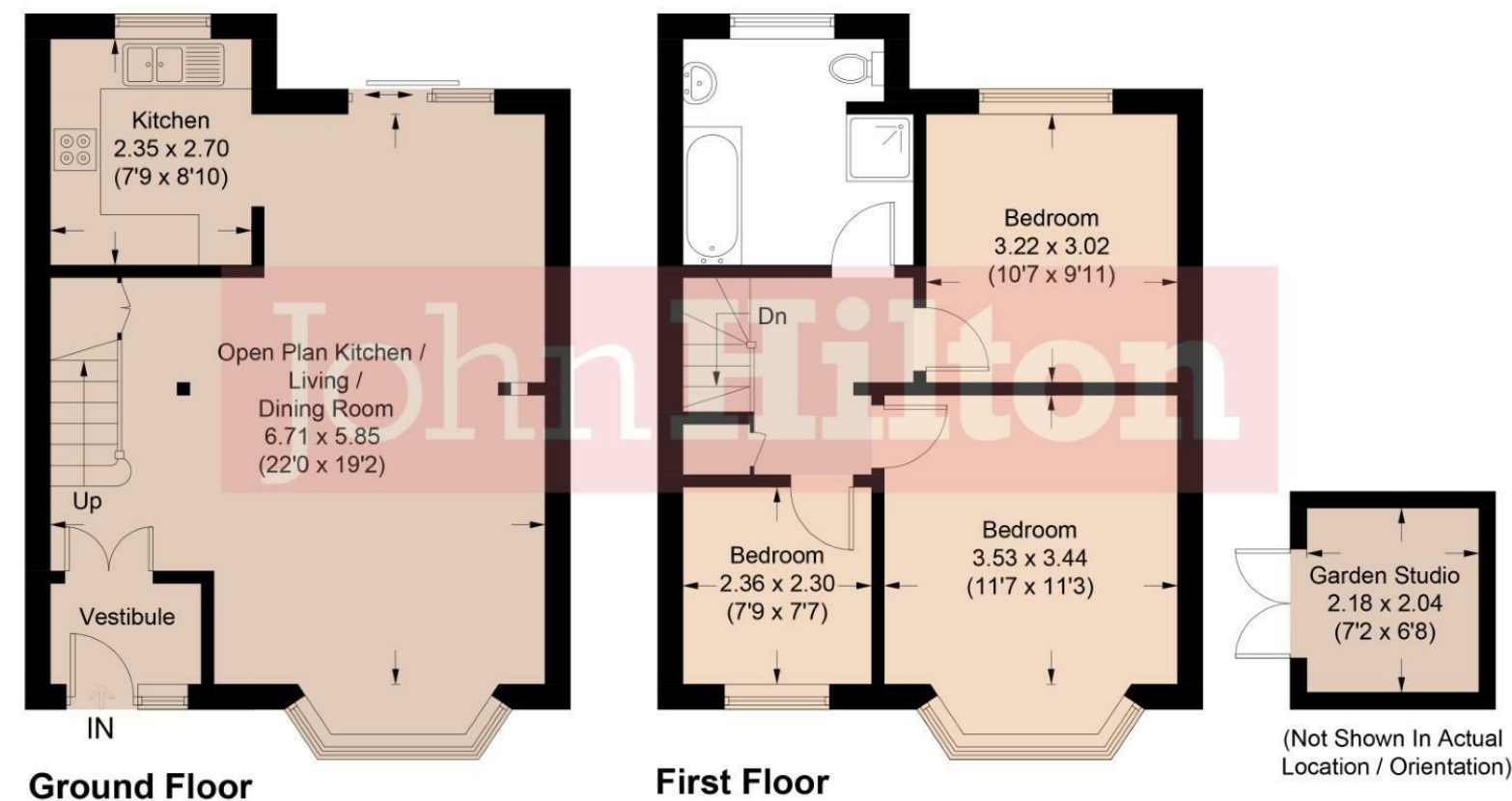


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 940.00 sq ft

51 Hollingbury Rise, Brighton, BN1 7HH

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £475,000-£500,000 Freehold



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.



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.



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

Council Tax Band: **C**

- 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