



Price

£1,100,000

Freehold

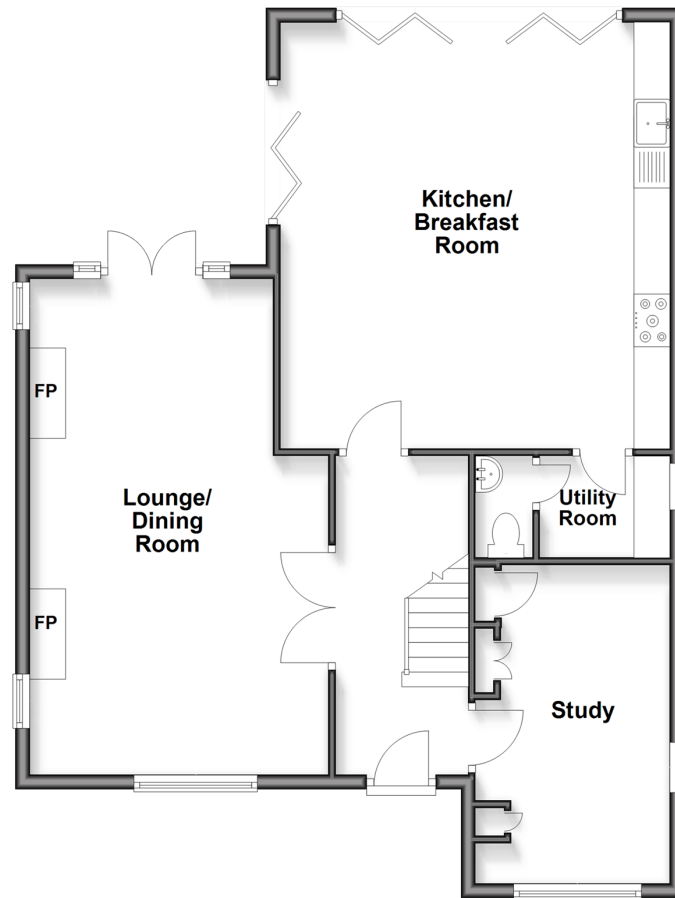
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**Hollingbury Copse,
Brighton, East Sussex,
BN1**

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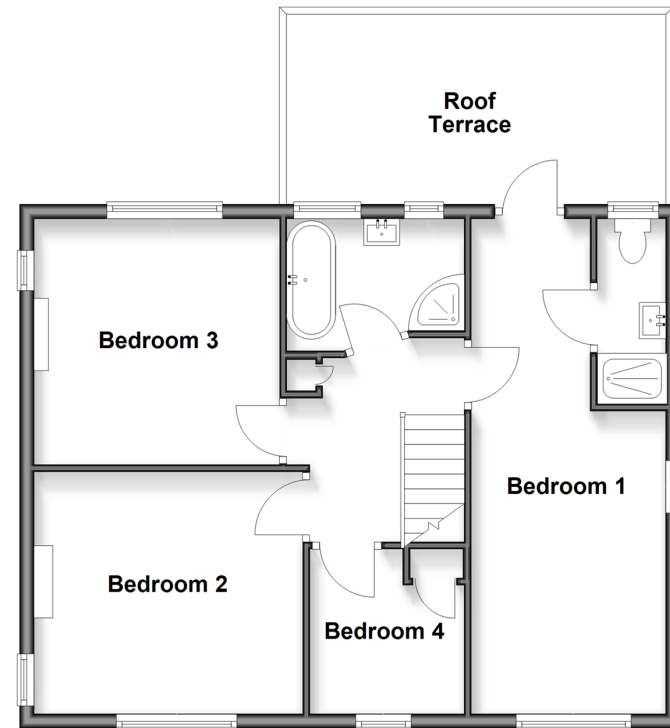
Ground Floor

Approx. 84.5 sq. metres (909.7 sq. feet)



First Floor

Approx. 60.3 sq. metres (649.2 sq. feet)
(excluding Roof Terrace)



Accommodation

GROUND FLOOR

Entrance Hall

Study : 14'6 x 8'10 (4.42m x 2.69m)

Lounge/Dining Room : 22'6 x 13'8 (6.86m x 4.17m)

Kitchen/Breakfast Room: 19'4 x 17'10 (5.90m x 5.44m)

Utility Room

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 22'6 x 8'10 (6.86m x 2.69m)

En Suite Shower Room

Roof Terrace

Bedroom 2: 12'3 x 11'0 (3.74m x 3.36m)

Bedroom 3: 11'3 x 11'2 (3.43m x 3.41m)

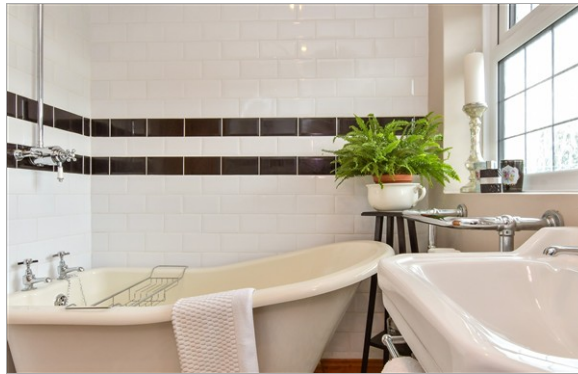
Bedroom 4: 7'6 x 7'1 (2.29m x 2.16m)

Bath & Shower Room

OUTSIDE

Off Road Parking

Front & Rear Garden



Main features

- Perfectly quiet, situated in a cul-de-sac
- Close to excellent schools and popular local parks/dog walks
- Detached and extended modern family home with parking for 3 cars and EV charger
- Wonderful views to the rear, to the sea and the downs
- Sunny garden and bonus of a terrace from master bedroom



Nearest Schools

Primary Schools: Balfour Junior School 0.3 miles, Hertford Junior School 0.6 miles, St Bernadette's Catholic Primary 0.7 miles
Secondary Schools: Varndean School 0.1 miles, Dorothy Stringer High School 0.4 miles



Transport Information

Train Stations: Preston Park 0.9 miles, London Road 1.1 miles, Brighton mainline 2.2 miles



Address

Hollingbury Copse, Brighton, East Sussex, BN1



Directions

For directions to this property please contact us.



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