

**Spencer
& Leigh**



6 Fernhurst Close, Hollingbury, Brighton, East Sussex, BN1 8FE

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Offers In Excess Of £475,000 - Freehold

- Spacious semi detached family home
- Quiet cul-de-sac location
- Planning permission granted for rear and first floor side extensions
- Three good size bedrooms
- G/f shower room and F/f shower room with separate WC/cloakroom
- Large rear garden with far reaching views
- Potential to improve & extend
- Private hardstanding for several vehicles
- Internal inspection highly recommended
- Popular location with good access to bus routes and road networks

This delightful three-bedroom house, located in Fernhurst Close, presents an exceptional opportunity for those seeking a family home with significant potential to extend. Situated in a quiet cul-de-sac, the property benefits from a peaceful setting whilst remaining conveniently close to Brighton's amenities. The property boasts a large private driveway, providing ample off-street parking, a highly sought-after feature in this popular area.

One of the most compelling aspects of this home is the granted planning permission for both a first-floor side extension and a single-storey rear extension. This offers an incredible chance for the new owners to significantly enhance the living space, tailoring it precisely to their needs and preferences. Imagine creating an even larger open-plan kitchen-diner or adding an extra bedroom, truly transforming this house into your dream home.

Currently, the property features two reception rooms, offering versatile spaces for family life, whether for entertaining guests or enjoying quiet evenings. There are two well-appointed bathrooms, ensuring convenience for a busy household. The three bedrooms provide comfortable accommodation, ideal for a growing family.

The garden is a true delight that wraps around the rear and side of the property whilst offering tiered levels with far-reaching views.

WE LOVE the potential this property offers, allowing buyers to put their own stamp on a well-located home. The quiet cul-de-sac location adds to its appeal, providing a safe and friendly environment.



Fernhurst Close is ideally situated for all amenities including local shops and supermarkets including M & S food, Matalan, Pets at Home and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance
 Entrance Hallway
 Living/Dining Room
 19' x 18'
 Kitchen
 10'9 x 10'2
 Conservatory
 14'5 x 7'10
 G/f Shower Room/WC
 Study
 7'6 x 4'11
 Stairs rising to First Floor

Bedroom
 12'1 x 10'2
 Bedroom
 10'5 x 10'5
 Bedroom
 8'10 x 7'6

Shower Room/WC
 Separate Cloakroom

OUTSIDE
 Rear Garden

Property Information
 Council Tax Band C: £2,292.84 2026/2027
 Utilities: Mains Gas, Mains Electric, Mains water and sewerage
 Parking: Private driveway and un-restricted on street parking
 Broadband: Standard 7 Mbps, Superfast 51 Mbps. Ultrafast 1800 Mbps available (OFCOM checker)
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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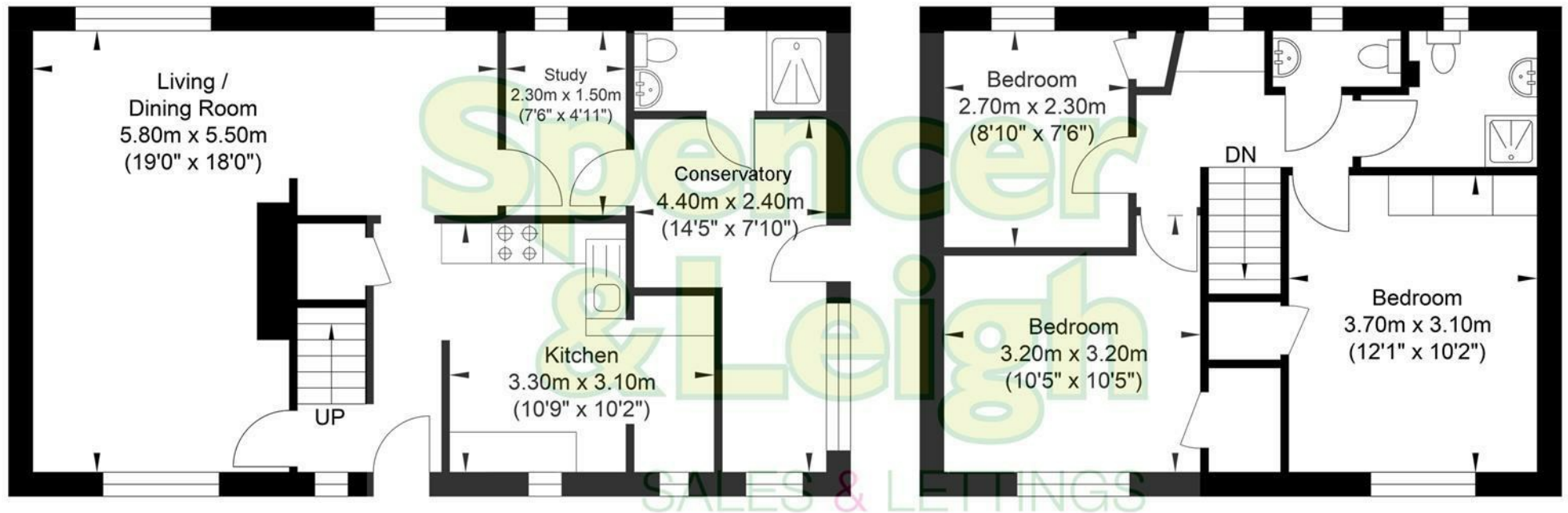
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Fernhurst Close



Ground Floor
Approximate Floor Area
586.09 sq ft
(54.45 sq m)

First Floor
Approximate Floor Area
438.09 sq ft
(40.70 sq m)

Approximate Gross Internal Area = 95.15 sq m / 1024.18 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.