

**Spencer
& Leigh**



34 Rustington Road, Hollingbury, Brighton, BN1 8DQ

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Guide Price £400,000 - £425,000 Freehold

- Newly renovated family home
- Beautiful views of the South Downs
- Large laid to lawn rear garden
- Modern fitted kitchen with integrated appliances
- Three bedrooms, two doubles and one single
- Newly fitted boiler and radiators
- New wiring and fuse board
- Newly fitted double glazing
- New internal doors and flooring
- Quiet Hollingbury location

GUIDE PRICE £400,000 - £425,000

Positioned at the top of the city, the property benefits from sweeping views, excellent natural light and a refreshing sense of space. Hollingbury offers a relaxed and unpretentious residential environment, characterised by a balanced mix of private and local authority homes. Increasingly favoured by professionals seeking convenient access to both the city and the coast, the area combines strong connectivity with a quieter pace of life.

The location is well served by regular bus routes providing access across Brighton, including Sussex University, while the North Laine, seafront and central amenities are approximately 10–15 minutes by taxi. Free on-street parking adds to the practical appeal.

Internally - The adjacent kitchen has been thoughtfully designed, combining functionality with a high-quality finish. Integrated appliances include a Bosch induction hob, extractor hood, eye-level oven and combi unit, along with a dishwasher. Three deep storage cupboards provide effective and organised space. The layout is highly practical, with direct access to the front garden (ideal for deliveries) and continuation through to a light-filled utility room, which in turn opens onto the rear garden—well suited to everyday family use.

Outside - The rear garden is of particular note, generous in scale, enclosed, and enjoying a high degree of privacy with open aspects beyond. It is well configured with a paved seating area adjacent to the house and lawns arranged either side of a central path, offering a balanced and low-maintenance outdoor space. The garden is secure, making it suitable for children and pets.

Further Potential - A large loft space offers excellent scope for conversion, subject to the necessary consents (STNC). The generous plot also presents clear opportunities to extend both to the rear and, subject to design and planning considerations, to the front, as demonstrated by neighbouring properties which have successfully extended.



Hollingbury is a well-regarded residential area with excellent amenities nearby, including both a Sainsbury's Local and an Asda superstore within a short distance. The area is well served by primary and secondary schools, as well as open spaces such as Hollingbury Park and the Nature Reserve. London Road provides direct access to Preston Park Station, offering regular services to Gatwick Airport and London. Ditchling Road links efficiently to the city centre, including The Level, North Laine and the seafront.



Entrance

Entrance Hallway

Living Room
17'6 x 12'4

Kitchen
16'3 x 8'8

Utility Room
7'11 x 4'10

Stairs rising to First Floor

Bedroom
11'6 x 9'6

Bedroom
10'11 x 9'5

Bedroom
7'2 x 6'5

Family Bathroom
6'4 x 5'7

OUTSIDE

Rear Garden

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas, Mains Electric. Mains water and sewerage
Parking: Un-restricted on street parking
Broadband: Standard 8 Mbps, Superfast 92 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		86
(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



Rustington Road



Ground Floor
Approximate Floor Area
419.25 sq ft
(38.95 sq m)

First Floor
Approximate Floor Area
363.71 sq ft
(33.79 sq m)

Approximate Gross Internal Area = 72.74 sq m / 782.96 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.