



Hollingdean Terrace, Brighton

Offers Over £350,000

LEE WILKINSON

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A two-bedroom, bay-fronted terraced house situated in the popular Hollingdean area and offering scope for modernisation.

The property is conveniently located close to the popular Fiveways area, with a range of local shops and schools nearby. The accommodation comprises, on the ground floor: entrance hall, lounge, separate dining room, and a kitchen with a door leading to the rear garden.

On the first floor there are two bedrooms, a bathroom, and a separate WC/cloakroom.

Outside, the property benefits from a small formal front garden and a rear garden with patio and steps leading up to a further patio area.

There are good public transport links providing access to all parts of Brighton and Hove

A range of well-regarded schools catering for children of all ages are close by, including Hertford Road Junior School. Brighton city centre, with its main shopping thoroughfare and seafront, is approximately two miles away.

Property Ref; LW0712





Sitting Room

3.22m max x 3.47m max (10'6" x 11'4")

Window to front aspect. Radiator. Gas fire.

Dining Room

3.23m max x 3.83m max (10'7" x 12'6")

Window to rear aspect. Radiator. Under stair storage cupboard. Gas fire.

Kitchen

3.52m max x 2.47m max (11'6" x 8'1")

Base and Wall units, with worksurface over. Space for fridge freezer, washing machine & cooker. uPVC door to rear garden. Window to rear aspect. Radiator.



Bedroom 1

3.99m max x 3.88m max (13'1" x 12'8")

Window to front aspect. Built in wardrobe.
Radiator.

Bedroom 2

2.9m max x 3.23m max (9'6" x 10'7")

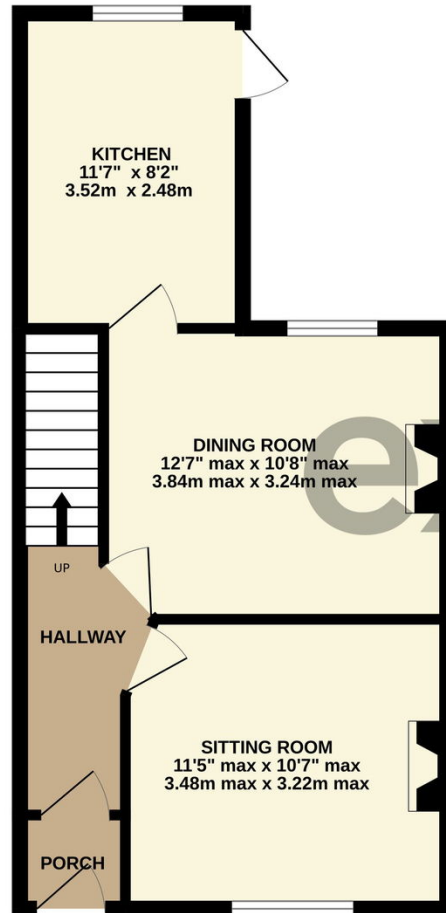
Window to rear aspect. Radiator.

Outside

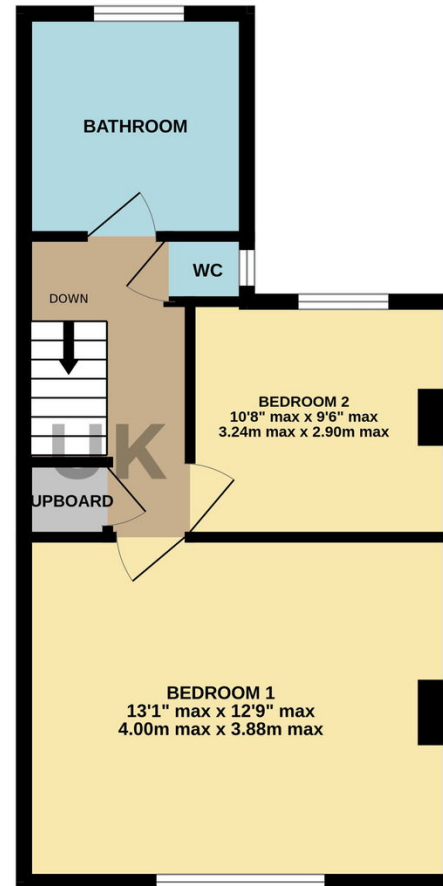
The property is accessed to the front via steps, and has, a small garden area, currently laid to purple slate, with central flower bed. The rear garden is laid to patio, and like the rest of the property, could do with a degree of updating and maintenance, but could be made into a very attractive outdoor tiered space, which currently also has a storage shed to one corner. The garden is enclosed by low level brick walls, with raised border, laid to shingle for easy maintenance.



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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