



Guide Price
£550,000

Freehold

3x  1x  2x 

**Hollingbury Place,
Brighton, East Sussex,
BN1**

cubitt&west
Helping you move forwards



Main features

- Extended family home in friendly neighbourhood of Hollingdean
- Close to Fiveways with local shops and coffee shops
- Walking distance to good schools
- Large and light filled kitchen/dining space which leads to the garden, ideal for families and entertaining
- Underfloor heating in the kitchen

Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 16'4 into bay x 13'2 into bay
(4.98m x 4.02m)

Sitting Area : 11'4 x 10'8 (3.46m x 3.25m)

Kitchen/Diner: 16'4 x 12'10 (4.98m x 3.91m)

FIRST FLOOR

Landing

Bedroom 1: 11'7 x 10'8 (3.53m x 3.25m)

Bedroom 2: 10'8 x 10'8 (3.25m x 3.25m)

Bedroom 3: 10'2 x 8'9 (3.10m x 2.67m)

Separate Toilet

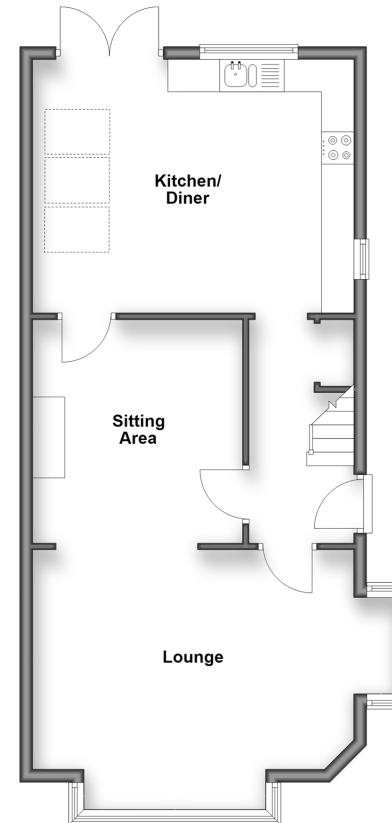
Bathroom

OUTSIDE

Front and Rear Garden

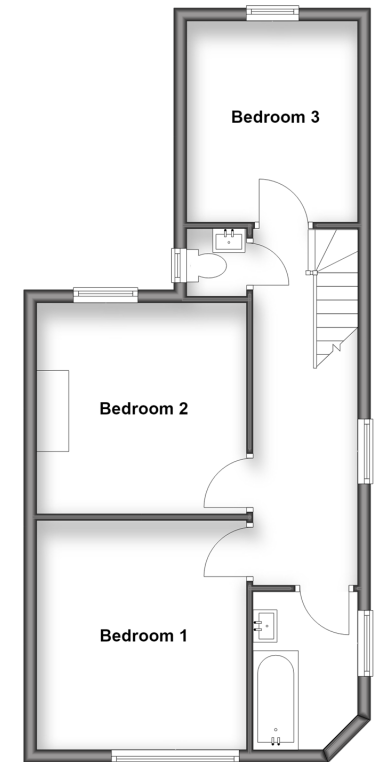
Ground Floor

Approx. 57.2 sq. metres (616.0 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.4 sq. feet)



30508317/20260706/AF/EM

Call Fiveways - 01273 564444 ■ cubittandwest.co.uk

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding