
Spencer
&Leigh
8 Thompson Road, Hollingdean, Brighton, BN1 7BH

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Offers In The Region Of £350,000 - Freehold

- Three-storey house
- Panoramic city views
- Dual aspect top bedroom
- Spacious interior
- Requires some modernisation
- No onward chain
- Recently installed UPVC windows, gas boiler and central heating
- Built in 1958
- 1,096 sq ft of space
- Viewing recommended

This spacious three-storey house offers a wonderful opportunity for those looking to create their dream home. With a generous living space of 1,096 square feet, the property features three well-proportioned bedrooms and a comfortable reception room, perfect for family gatherings or entertaining guests.

Built in 1958, this house retains a sense of character while presenting a blank canvas for modernisation. The top bedroom boasts stunning panoramic views over the city, providing a picturesque backdrop that is sure to impress. The dual aspect design allows for an abundance of natural light, creating a bright and airy atmosphere throughout the home.

The property is being offered with no onward chain, making it an ideal choice for those looking to move quickly. While it requires some updating, the spacious layout and potential for enhancement make it a fantastic investment for first-time buyers or families seeking to settle in this sought-after area.

Thompson Road is conveniently located, providing easy access to local amenities, schools, and the vibrant culture that Brighton has to offer. Whether you are drawn to the bustling seafront or the charming streets filled with shops and cafes, this location has something for everyone.

In summary, this house on Thompson Road presents a unique opportunity to acquire a spacious family home with breathtaking views and the potential to personalise it to your taste. Don’t miss your chance to make this property your own.



Thompson Road is situated in a popular area, there are what are considered to be good local schools catering for all ages along with a selection of local shops and restaurants situated nearby at The Dip and the ever popular Fiveways. Travel networks in and out of the city are easily accessible.







Entrance

Entrance Hallway

Living Room
19'6 x 11'7

Kitchen
19'6 x 8'10

Stairs rising to First Floor

Bedroom
13'7 x 11'6

Bedroom
13'7 x 8'10

Family Bathroom
5'5 x 4'5

Separate W/C
5'5 x 2'7

Stairs rising to Second Floor

Bedroom
16'9 x 16'

OUTSIDE

Rear Garden

Outbuilding
18'3 x 6'5

Lower Ground Storage
19'6 x 8'11

Lower Ground Storage
14'3 x 5'8

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 3 Mbps, Superfast 61 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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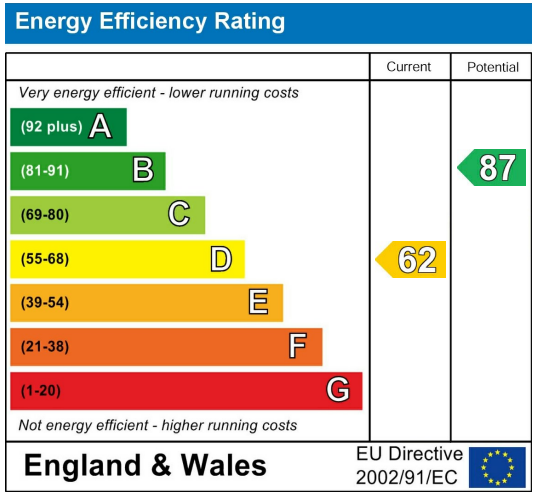








Council:- BHCC
Council Tax Band:- C



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Thompson Road



Lower Ground Floor
Approximate Floor Area
258.98 sq ft
(24.06 sq m)

Ground Floor
Approximate Floor Area
403.43 sq ft
(37.48 sq m)

First Floor
Approximate Floor Area
403.43 sq ft
(37.48 sq m)

Second Floor
Approximate Floor Area
289.33 sq ft
(26.88 sq m)

Outbuilding
Approximate Floor Area
114.21 sq ft
(10.61 sq m)

Approximate Gross Internal Area (Excluding Lower Ground Floor/Outbuilding) = 101.84 sq m / 1096.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Spencer & Leigh SALES & LETTINGS