



Brighton, BN1 7HJ

Asking price £480,000

A charming three-bedroom semi-detached family home, offering well-balanced accommodation, a generous rear garden, and far-reaching sea views.

Internally, the property provides just over 816 sq ft of space arranged across two floors. The ground floor comprises a bright bay-fronted dining room at the front, a separate sitting room with double doors that open onto a sun-drenched patio, and a fitted kitchen enjoying views over the garden and beyond.

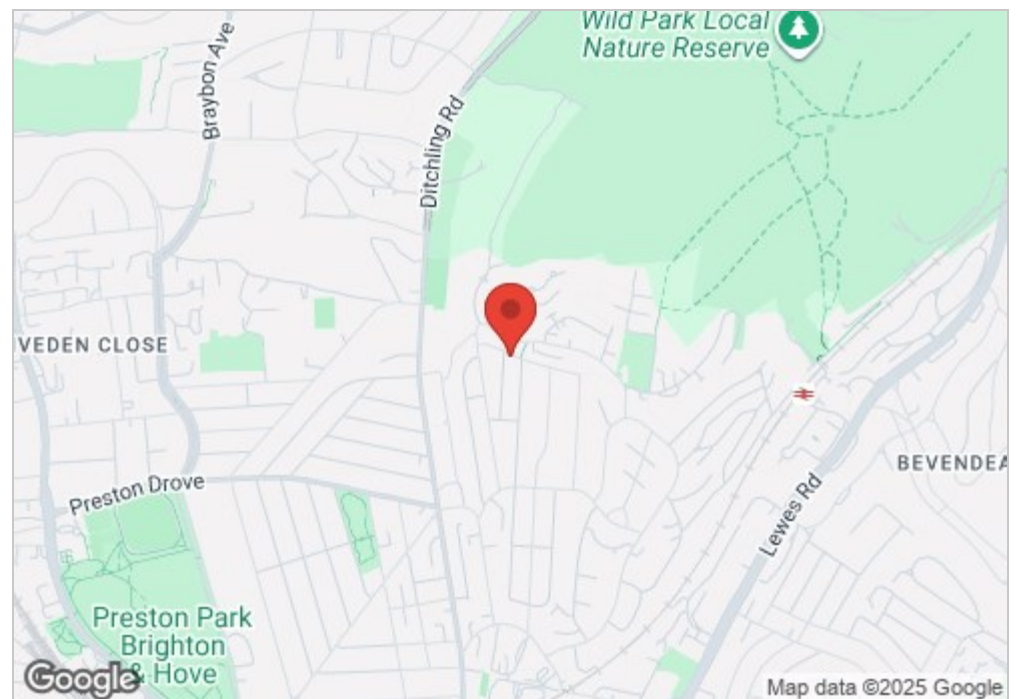
Upstairs, there are three bedrooms, including two generous doubles with large bay windows that flood the rooms with natural light, alongside a further single bedroom. A family bathroom completes the first-floor accommodation.

The rear garden is a real highlight – southerly facing, it enjoys sunshine throughout the day and offers a private and leafy setting with mature planting, lawned areas, and established trees. From the garden and rear of the house, there are far-reaching views stretching out towards the sea. The property also presents exciting potential to extend at the rear and into the loft (subject to the necessary planning permissions), making it ideal for growing families.

Location

Hollingbury Rise is a popular residential road, ideally placed for families. The area is well served by excellent local schools and transport links, with easy access to both London Road station and Preston Park station for direct services to London. Hollingbury Park and Fiveways are close by, offering green open spaces, cafés, and local shops. Brighton city centre and the seafront are also within easy reach, making this a convenient yet peaceful setting.

This home offers fantastic scope for modernisation and extension, making it an excellent opportunity for buyers looking to create a long-term family home in a well-connected and desirable Brighton location.



- Three-bedroom semi-detached family home
- Sitting room with double doors leading directly to the garden
- Fitted kitchen with garden and sea views
- Family bathroom on the first floor
- Far-reaching views towards the sea from the upper floors
- Southerly facing garden with sun-drenched patio
- Separate bay-fronted dining room
- Two generous double bedrooms plus a further single bedroom
- Potential to extend at the rear and into the loft (STPP)
- Vacant

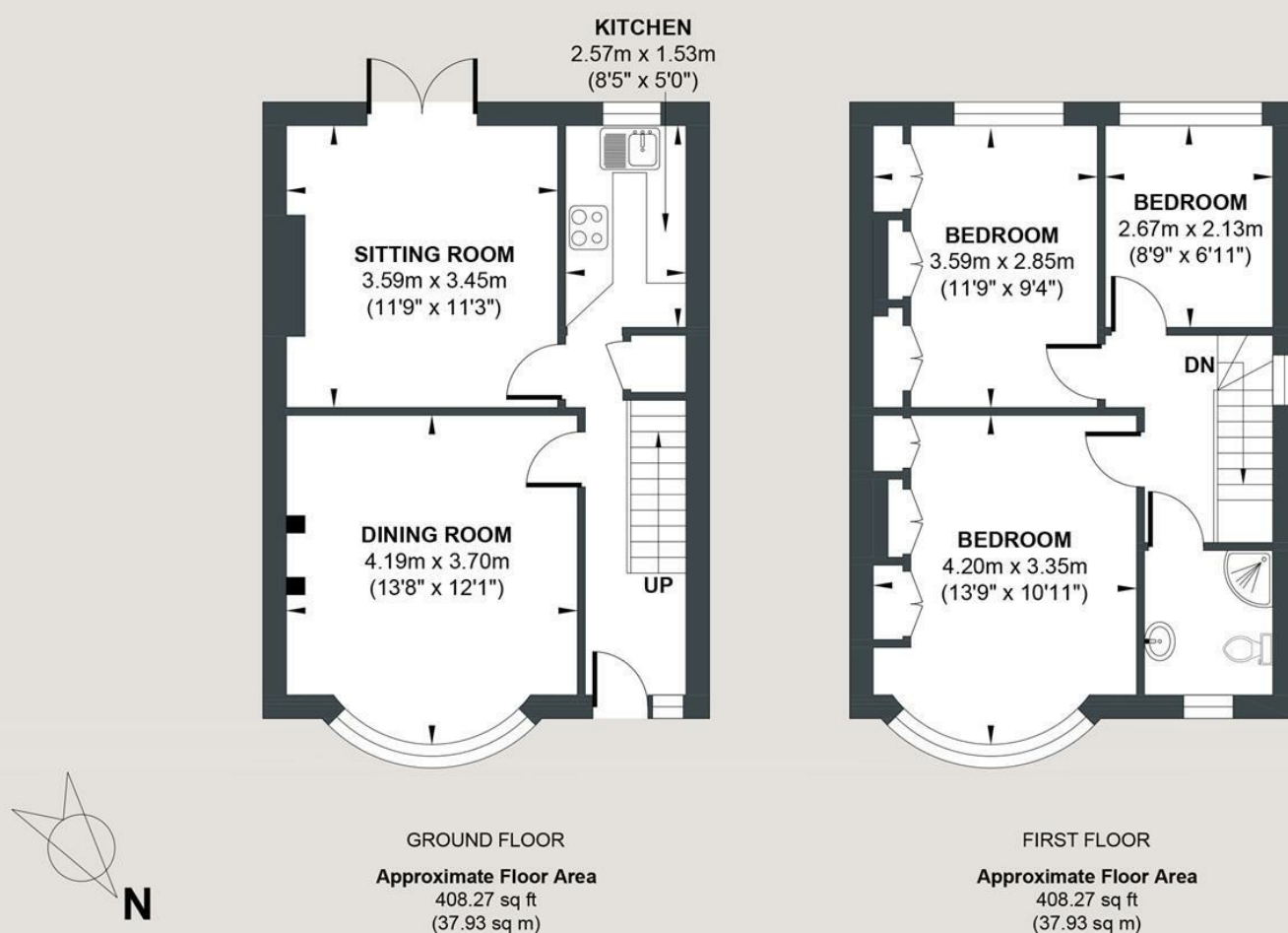
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC



Approx. Gross Internal Floor Area = 75.86 sq m / 816.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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All measurements are approximate

