

Spencer
& Leigh

128 Hollingdean Terrace, Hollingdean, Brighton, BN1 7HE

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Price £635,000 - Freehold

- Spacious extended semi detached family home
- Extended into the roof and at the rear
- Near popular Infant, Junior and Secondary schools and colleges
- Ground floor cloakroom/WC, F/f bathroom and Second floor Shower Room
- 13' Living room, 11' Dining room and 16' Open plan Kitchen/Breakfast Room
- Well presented throughout
- Pretty rear garden with potential to add an office
- Vendor already suited with their next home
- Internal inspection considered essential
- Exclusive to Spencer & Leigh

Set in the vibrant area of Hollingdean in Brighton, this impressive three-storey house offers the perfect blend of space. With four well-proportioned bedrooms, this home is ideal for families or those seeking extra room for guests or a home office. The property has been thoughtfully extended into the roof and at the rear, providing ample living space and enhancing its overall appeal.

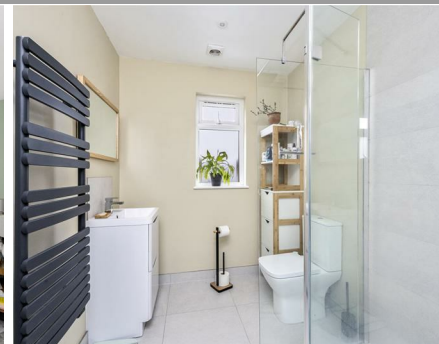
The layout of the house is designed to maximise comfort and functionality, featuring two bathrooms that cater to the needs of a busy household. The generous living areas are perfect for entertaining or simply enjoying quality time with loved ones.

Situated close to popular schools, this property is particularly attractive for families with children, offering convenience and accessibility to local amenities. The surrounding area boasts a lively community atmosphere, with a variety of shops, parks, and recreational facilities nearby.

This home presents a wonderful opportunity for those looking to settle in a desirable part of Brighton, combining spacious living with a prime location. Whether you are a growing family or simply in need of more space, this property is sure to meet your needs and exceed your expectations.



Fiveways with its trendy shops, cafes and transport links to Brighton is easily accessible nearby. In addition, popular schools catering for all ages are all within walking distance.



Entrance
Entrance Hallway
Sitting Room
13'10 x 11'3
Dining Room
11'7 x 10'10
Kitchen/Breakfast Room
16'8 x 16'4
Utility Room
9'1 x 6'3
G/f Cloakroom
Stairs rising to First Floor

Bedroom
14'9 x 9'5
Bedroom
11'9 x 7'11
Bedroom
9'3 x 8'5
Family Bathroom
Stairs rising to Second Floor
Bedroom
18'4 x 12'7
Shower Room/WC

OUTSIDE
Rear Garden

Property Information
Council Tax Band C: £2,182.92 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Un-restricted on street parking
Broadband: Standard 19 Mbps, Superfast 75 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		81
(69-80) C	74	
(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	

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Ground Floor
Approximate Floor Area
716.44 sq ft
(66.56 sq m)

First Floor
Approximate Floor Area
429.04 sq ft
(39.86 sq m)

Second Floor
Approximate Floor Area
292.67 sq ft
(27.19 sq m)



Approximate Gross Internal Area (Excluding Eaves) = 133.61 sq m / 1438.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.