

**Spencer  
& Leigh**



**58 Hartfield Avenue, Hollingbury, Brighton, BN1 8AE**

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Brighton, BN1 8AE

Price £450,000 - Freehold

- Stunning family home
- Far reaching views
- Open plan living/dining/kitchen
- Separate utility room with store room at rear
- Tiered rear garden with views of the South Downs
- Three good size bedrooms
- No onward chain
- Excellent condition throughout
- Located in Hollingbury, Brighton
- Viewing recommended

This stunning semi-detached house presents an exceptional opportunity for families seeking a welcoming home. Spanning an impressive 952 square feet, the property boasts a remarkable open plan living, dining, and kitchen area, perfect for both entertaining and everyday family life. The design allows for a seamless flow of space, creating an inviting atmosphere that is sure to impress.

With three good-sized bedrooms, there is plenty of room for family members or guests, ensuring comfort and privacy for all. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the separate utility area, which includes a store room at the rear, offering a practical space for hobbies or additional storage. The rear garden is a delightful retreat, ideal for outdoor entertaining or simply enjoying the fresh air while taking in the far-reaching views that this location affords.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to upgrade, this property on Hartfield Avenue is a fantastic choice for those seeking a blend of modern living and traditional charm in the vibrant city of Brighton. Don't miss the chance to view this exceptional family home.



Hartfield Avenue is a sought after residential road in Hollingbury within walking distance of popular schools and local amenities. A regular bus service to the city centre can be picked up nearby. Fiveways with its bakery and amenities are only half a mile away.



Entrance

Entrance Hallway

Sitting Room  
14'2 x 10'4

Kitchen/Dining Room  
20'6 x 10'7

Stairs rising to First Floor

Bedroom  
14'4 x 10'5

Bedroom  
14'1 x 10'7

Bedroom  
9'1 x 7'6

Family Bathroom

OUTSIDE

Utility Room  
8'9 x 4'2

Store

Rear Garden

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 11 Mbps, Superfast 80 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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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

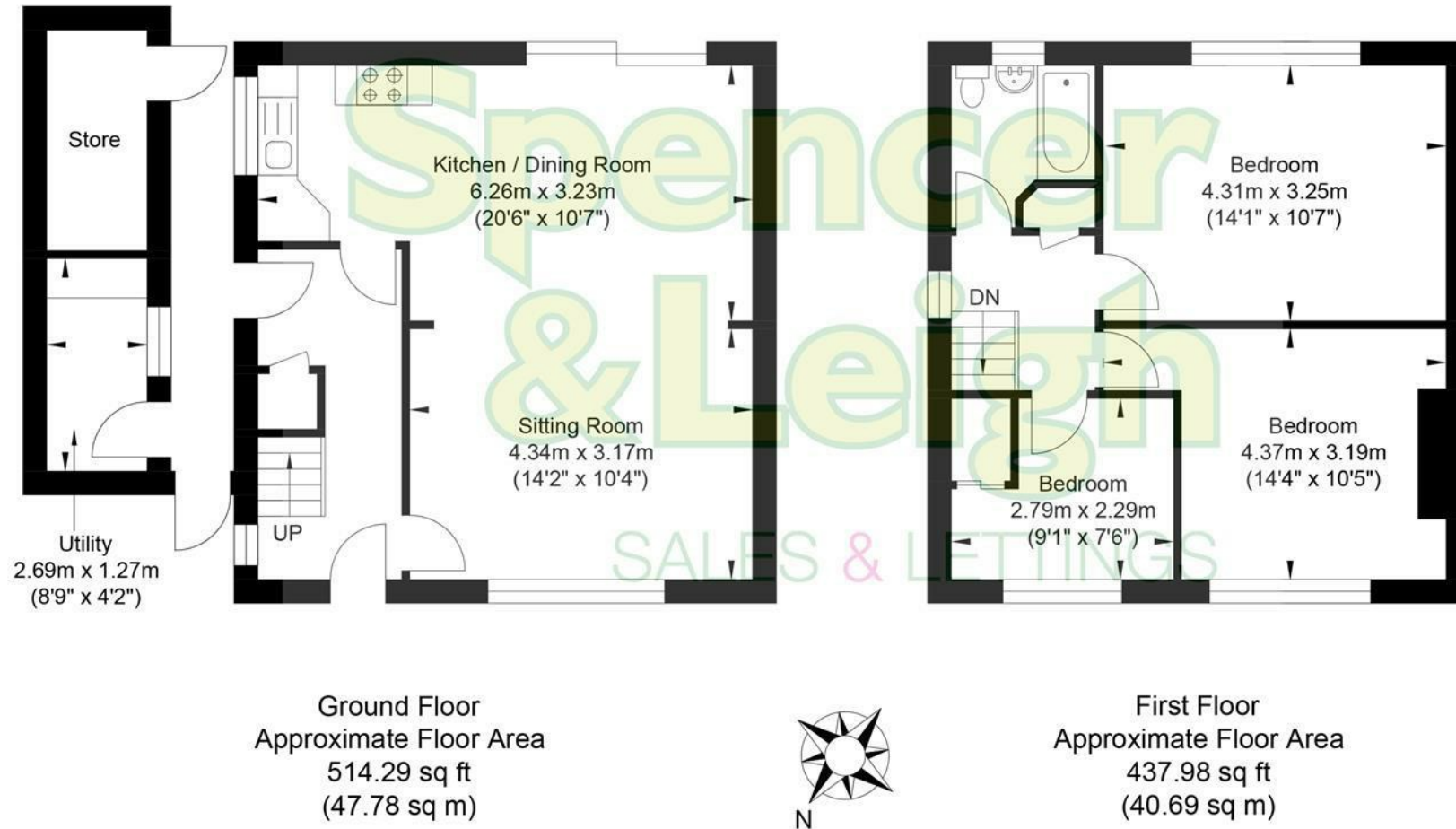


Council:- BHCC  
Council Tax Band:- C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 74      | 80                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



# Hartfield Avenue



Approximate Gross Internal Area (Including Utility / Store) = 88.47 sq m / 952.27 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.