

**Spencer
&Leigh**



109 Cuckmere Way, Hollingbury, Brighton, BN1 8GB

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Guide Price £550,000 - £600,000 Freehold

- Spacious extended chalet bungalow
- Four double bedrooms
- Beautifully presented throughout
- First floor bathroom & Ground floor shower room
- Living room with a feature gas flame fire
- Fitted Kitchen/diner with Travertine flooring
- Garden room
- Large landscaped rear garden
- Stunning views towards the South Downs
- Walking distance to Varndean and Stringer Schools

GUIDE PRICE £550,000 - £600,000

This delightful semi-detached chalet bungalow offers a perfect blend of comfort and style. The property has been thoughtfully extended, providing ample space with four generously sized double bedrooms, making it an ideal family home.

The living room features a cosy gas flame fire, creating a warm atmosphere for those chilly evenings. The fitted kitchen/diner has ample fitted units and worktops with space for a dining table and chairs and boasts elegant Travertine flooring, providing a sophisticated touch, and leads seamlessly into a lovely garden room that overlooks the beautifully landscaped rear garden.

This home also benefits from a convenient downstairs shower room, alongside a well-appointed bathroom on the first floor, ensuring that family living is both practical and comfortable.

One of the standout features of this property is the stunning views towards the South Downs, offering a picturesque backdrop that enhances the overall appeal. Additionally, the property is located within the catchment area for Varndean and Stringer Schools, making it an excellent choice for families seeking quality education options.

In summary, this extended chalet bungalow on Cuckmere Way is a rare find, combining spacious living with beautiful outdoor spaces and breathtaking views. It presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-designed home.



Cuckmere Way is situated in Hollingbury with easy access to local bus and travel networks. 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. Trendy Fiveways is accessible along with Hollingbury golf course and the South Downs.



Entrance

Entrance Hallway

Sitting Room

14'5 x 11'11

Kitchen/Dining Room

14'5 x 12'1

G/f Bedroom

15'7 x 10'9

G/f Bedroom

12'11 x 10'9

G/f Shower Room/WC

Garden Room

11'7 x 8'

Stairs rising to First Floor

Bedroom

19'4 x 12'1

Bedroom

14'1 x 12'2

Family Bathroom

OUTSIDE

Rear Garden

Property Information

Council Tax Band D: £2,455.79 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Un-restricted on street parking

Broadband: Standard 7 Mbps, Superfast 52 Mbps, Ultrafast 1800 Mbps

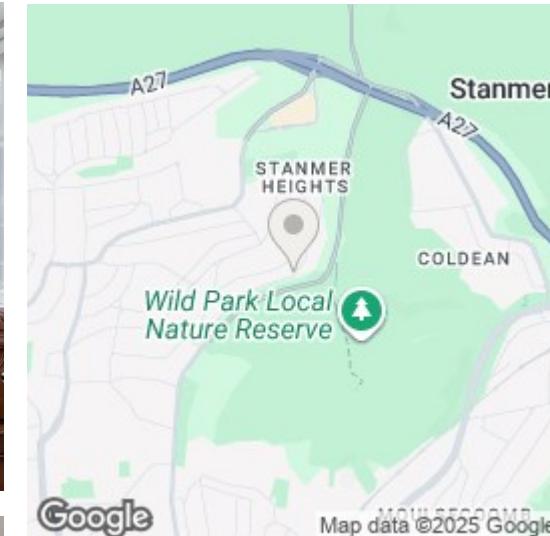
available (Ofcom checker)

Mobile: Fair/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

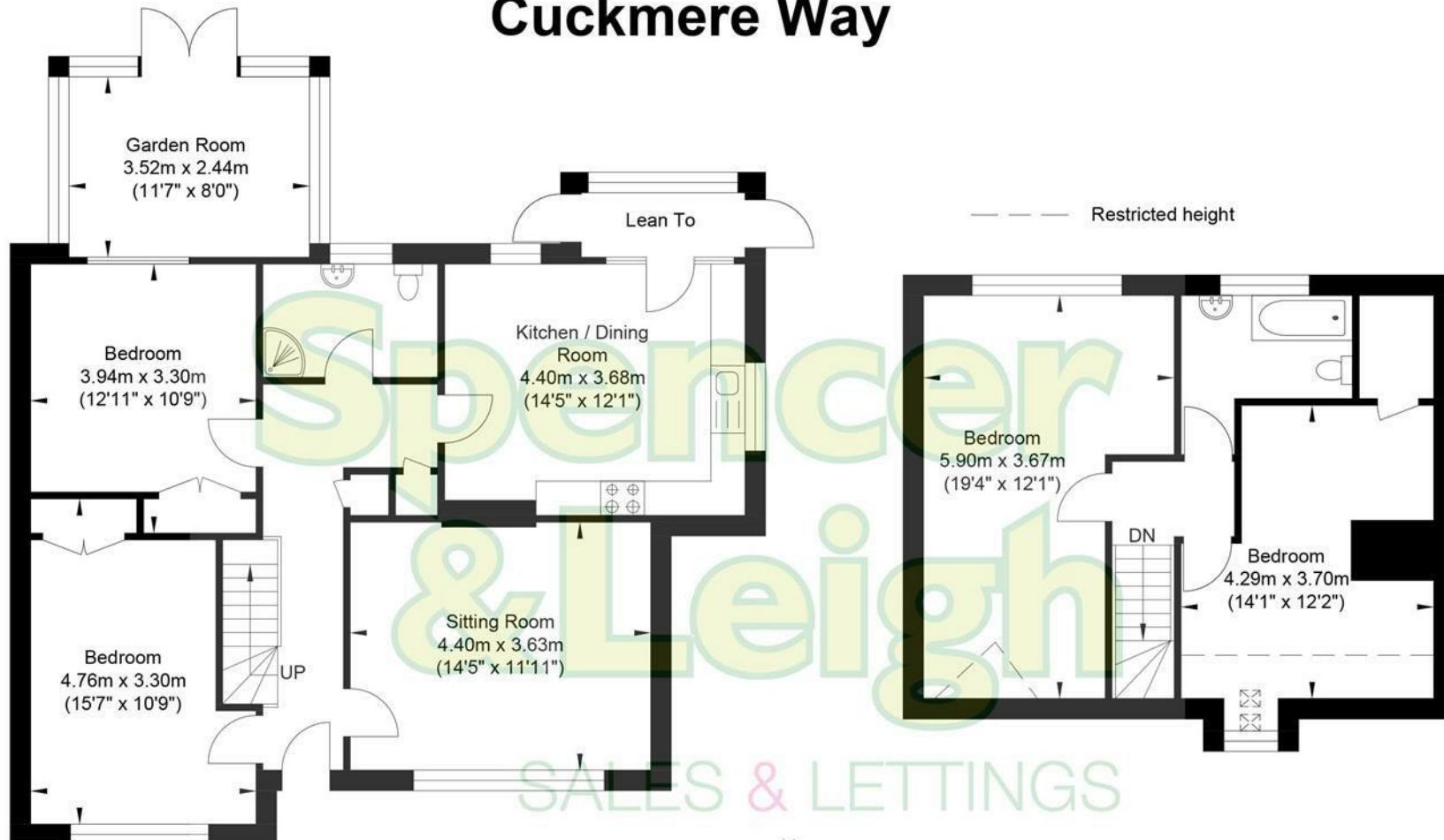
Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	65	
(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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Cuckmere Way



Approximate Gross Internal Area = 128.76 sq m / 1385.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.