4 Hurst Hill, Hollingbury, Brighton, BN1 8GG

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Offers In The Region Of £375,000 - Freehold

- Spacious semi detached home
- Two double bedrooms
- Potential to improve
- Useful outbuildings on side
- Far reaching views
- Garage at front
- Tiered rear garden with a southerly aspect
- No chain
- Internal inspcetion recommneded
- Exclusive to Spencer & Leigh

This spacious semi-detached house offers a wonderful opportunity for both first-time buyers and those looking to downsize. Spanning an impressive 965 square feet, the property features two spacious double bedrooms, providing ample room for relaxation and rest.

The home boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, allowing for a seamless flow throughout the living spaces. The bathroom is well-appointed, catering to the needs of modern living.

One of the standout features of this property is the potential for improvement, allowing you to personalise the space to your taste and style. Whether you envision a contemporary update or a more traditional aesthetic, the possibilities are endless.

Additionally, the property includes a garage at the front, providing convenient parking for one vehicle and extra storage space. The absence of a chain means that you can move in without delay, making this an ideal choice for those eager to settle into their new home.

With its prime location in Hollingbury, residents can enjoy the benefits of a friendly community while being just a short distance from the vibrant city of Brighton. This semi-detached house is a rare find, combining comfort, potential, and convenience in one appealing package. Don’t miss the chance to make this lovely property your own.

Hurst Hill is ideally situated for all amenities including local shops and supermarkets including M & S food, Matalan, Dunelm, Pets at Home and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.

Entrance

Entrance Hallway

Living Room
13' x 11'9

Dining Room
9'4 x 8'4

Kitchen
9'5 x 9'4

Utility Room
12'1 x 7'8

Stairs rising to First Floor

Bedroom
14'10 x 10'2

Bedroom
10'4 x 9'10

Family Bathroom
7'5 x 4'11

Separate W/C
4'6 x 2'8

OUTSIDE

Rear Garden

Garage
13'2 x 10'11

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage and un-restricted on-street parking
Broadband: Standard 6 Mbps, Superfast 46 Mbps and 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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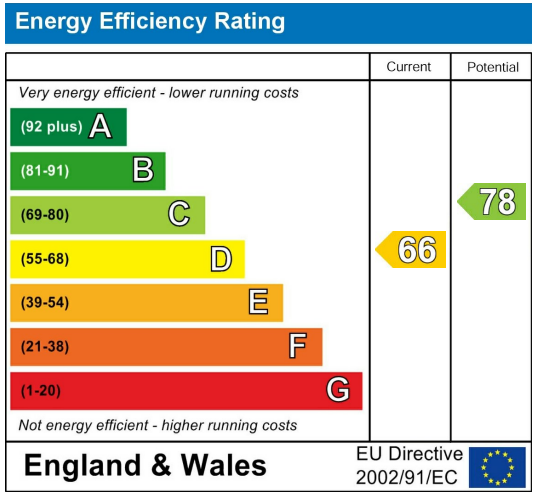
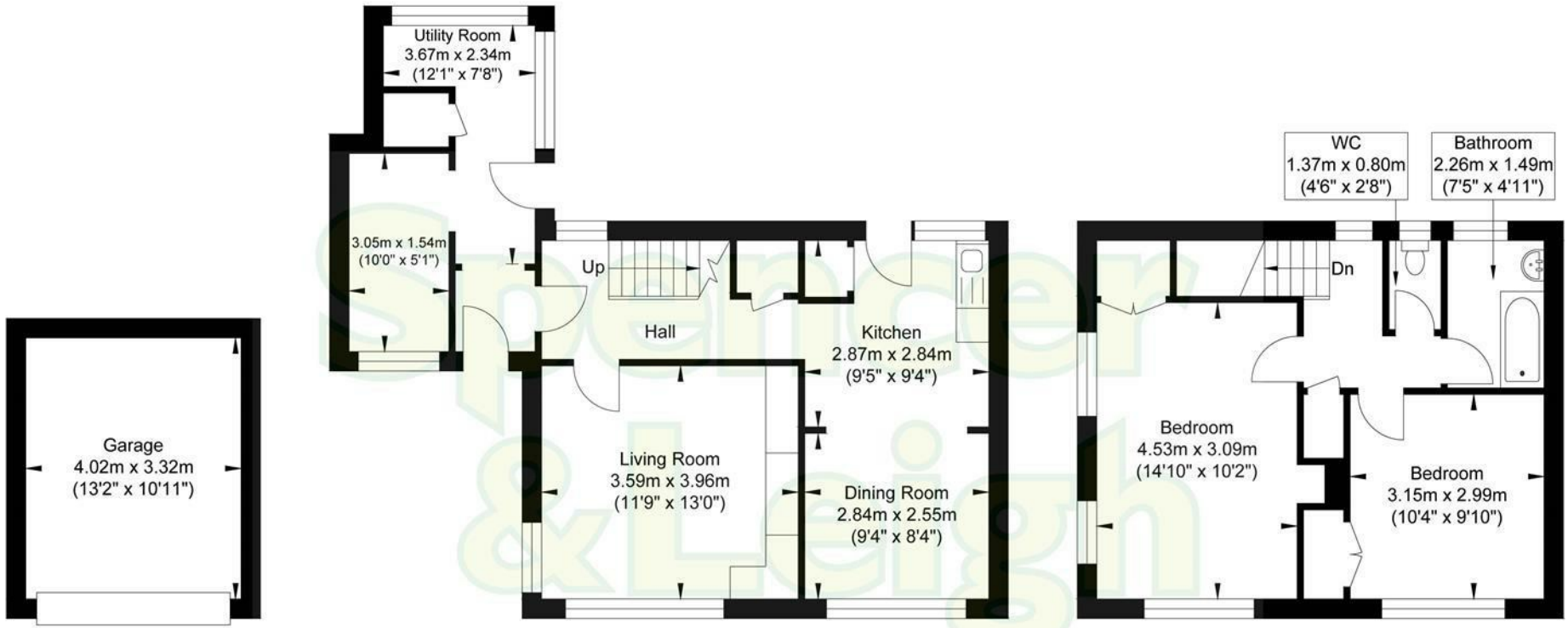
Council:- BHCC
Council Tax Band:- C



The Property Ombudsman SALES

The Property Ombudsman LETTINGS



Garage
Approximate Floor Area
143.69 sq ft
(13.35 sq m)

Ground Floor
Approximate Floor Area
554.87 sq ft
(51.55 sq m)

First Floor
Approximate Floor Area
410.11 sq ft
(38.10 sq m)

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Approximate Gross Internal Area (Excluding Garage) = 89.65 sq m / 964.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.