

Hollingdean

Brighton

LEXTONS / SALES
LETTINGS
AUCTIONS
COMMERCIAL



About the property

GUIDE PRICE £500,000 - £525,000

Immaculately presented three bedroom period house arranged across three floors, positioned on a highly sought-after residential street close to the ever-popular Fiveways district.

Beautifully styled with a considered palette, the house blends elegant finishes with carefully retained period character. Thoughtful details including wall panelling, bespoke fitted cabinetry and exposed wood flooring create a refined and cohesive interior throughout.

The entrance hall leads into a welcoming double reception room with defined living and dining areas. The living space features a large bay window with plantation shutters alongside an attractive fireplace with brick hearth, while the adjoining dining area provides a sociable setting for entertaining. To the rear, a bright third bedroom or study benefits from bespoke fitted cabinetry and useful built-in storage.

Upstairs are two further bright and well-proportioned bedrooms, including a spacious principal bedroom with elegant fitted wardrobes.

Occupying the garden level is a generous kitchen and dining room, designed as a relaxed and highly functional family space. The kitchen is modern and well-appointed with ample worktop space, while the adjoining conservatory offers utility and storage space with direct access to the garden.

The rear garden is particularly attractive, with a flagstone patio leading onto a generous lawn bordered by mature planting and established greenery. To the rear, a decked seating area creates a peaceful and private outdoor retreat.

The property is ideally positioned close to the independent cafés, delis, restaurants and everyday amenities of Fiveways, while highly regarded schools are nearby. The open green spaces of Hollingbury Park and Hollingbury Woods are also within easy reach.

Hollingdean Terrace Brighton



3

BEDROOM

1

RECEPTION

1

BATHROOM







What the owner says

Hollingdean Terrace has suited our needs perfectly. It is a lovely quiet road in a friendly community, with great transport connections by car, bus and train into Brighton and further afield, while still being close to local schools and shops.

Having moved from a flat previously, the garden was a wonderful addition and has been perfect for hosting family and friends. It is a real sun trap in the spring, summer and early autumn months, and we have spent many evenings relaxing outside and enjoying the space.

We have especially loved how welcoming and peaceful the house feels. It has been the perfect place to wind down after a day at the office, relaxing by the sea or exploring the Downs.

We have loved living here and are sad to be leaving, but know the next owners will appreciate it just as much as we have.

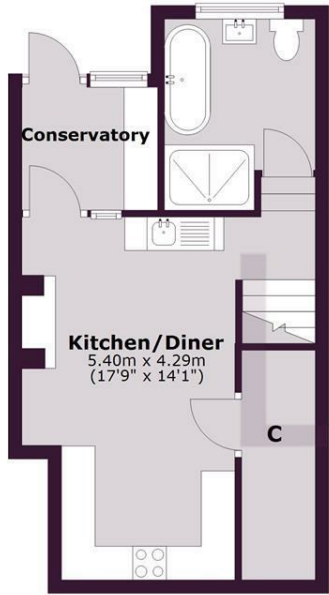


SCAN HERE TO OFFER ON THIS PROPERTY

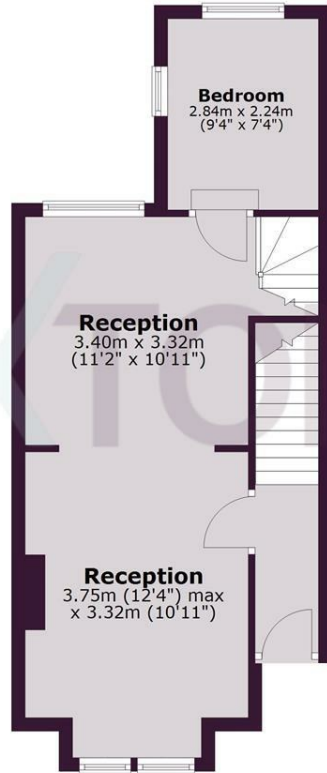




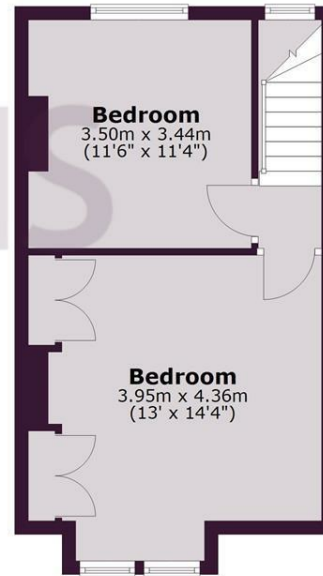
Garden Floor
Approx. 33.1 sq. metres (356.0 sq. feet)



Ground Floor
Approx. 39.2 sq. metres (422.0 sq. feet)



First Floor
Approx. 33.7 sq. metres (362.3 sq. feet)



Total area: approx. 105.9 sq. metres (1140.3 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
Created for exclusive use for Lextons. All rights reserved.
Plan produced using PlanUp.

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Created by Lextons. All rights reserved.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	