



**Price**  
**£275,000**

**Leasehold**

2x  1x  1x 

**Upper Hollingdean  
Road, Brighton, East  
Sussex, BN1**

**cubitt & west**  
Helping you move forwards



## Main features

- Large period maisonette over 2 floors with own front entrance
- Popular residential location, close to Fiveways
- Large loft and storage space
- Additional downstairs wc
- Nearby excellent local schools and transport links

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hall

Lounge: 13'1 x 11'2 (3.99m x 3.41m)

Kitchen: 11'10 x 8'10 (3.61m x 2.69m)

Cloakroom

### FIRST FLOOR

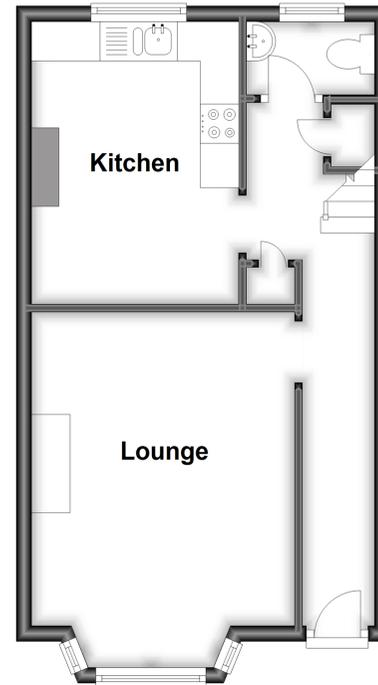
Bedroom 1 : 14'10 x 9'11 (4.52m x 3.02m)

Bedroom 2: 11'10 x 9'1 (3.61m x 2.77m)

Bathroom

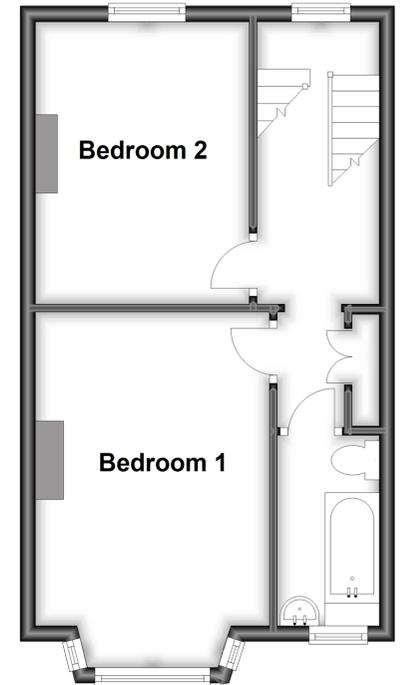
### Split Level Ground Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



### First Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



Call Fiveways - 01273 564444 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



30510022/20230601/AB/JR