

**Spencer
& Leigh**



15 Hillbrow Road, Withdean, Brighton, BN1 5JP

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Guide Price £700,000 - £750,000 Freehold

- Attractive family home
- Three good size bedrooms
- Sought after Withdean location
- 15' Dual aspect living room with views
- Open plan kitchen/dining room
- Modern fitted kitchen units with solid block work surfaces
- Ground floor cloakroom & First floor bathroom
- Landscaped south facing rear garden
- Private driveway & Garage
- Potential to extend, subject to necessary consents

GUIDE PRICE £700,000 - £750,000

Introducing a Hidden Gem in Withdean. Tucked away on a quiet road, this attractive double-fronted family home offers significant potential for extension (subject to necessary consents). This lovely residence features a spacious southerly-facing rear garden, stunning far-reaching views, and a private driveway with a garage.

The bright and inviting accommodation includes a large entrance hall, a ground-floor cloakroom, and a turning staircase that leads to the first floor. The dual-aspect living room boasts stripped wooden floorboards and dual-opening French doors that lead to a beautifully landscaped rear garden, which incorporates a raised terrace, two patio areas, and a large, mature garden beyond.

Family buyers will appreciate the open-plan kitchen and dining room that spans the length of the property, featuring windows at either end. There is ample space for a dining table and chairs, making it an ideal social area for gatherings. The kitchen is equipped with modern fitted units.

Moving to the first floor, you'll find three good-sized bedrooms, each with built-in cupboards, as well as a modern white bathroom/WC that features an over-bath shower and a glazed screen.

Outside, the large rear garden offers amazing views over the valley towards some of Brighton's most desirable homes. The garden is fully lawned with beautifully stocked borders, sleepers, and features mature trees that provide privacy from neighbours, along with plenty of room for children's play or other leisure activities.

Additionally, this property comes with a private driveway and a garage. We believe there is excellent potential for extension at the rear and sides (subject to necessary consents). This beautiful home is exclusively listed with Spencer & Leigh, and we highly recommend arranging a viewing.



Hill Brow Road is located in the highly desirable sought after area of Withdean with its sports complex and local shops. For families with children there is a choice of schools catering for all ages. Preston Park mainline railway station is approximately one mile away and all other travel networks are within easy reach.



Entrance

Entrance Hallway

Sitting Room
15'10 x 10'

Dining Room
11'5 x 8'11

Kitchen
11'4 x 8'

G/f Cloakroom/WC

Stairs rising to First Floor

Bedroom
15'10 x 9'11

Bedroom
12' x 8'1

Bedroom
11'4 x 10'

Family Bathroom

OUTSIDE

South Facing Rear Garden

Garage
17'3 x 8'4

Property Information

Council Tax Band E: £3,001.52 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Driveway and un-restricted on street parking

Broadband: Standard 15 Mbps, Superfast 214 Mbps. Ultrafast 1000 Mbps

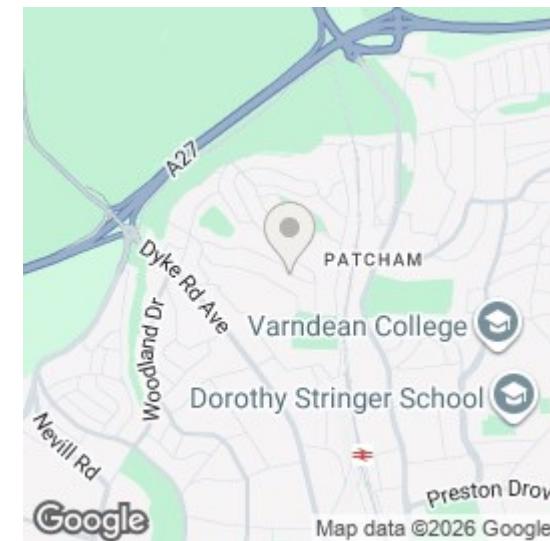
available (Ofcom checker)

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.

t: 01273 565566

w: www.spencerandleigh.co.uk



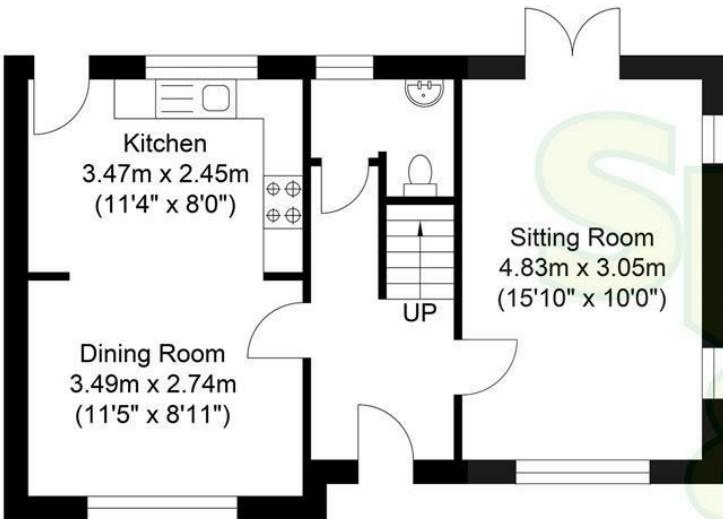
Council:- BHCC

Council Tax Band:- E

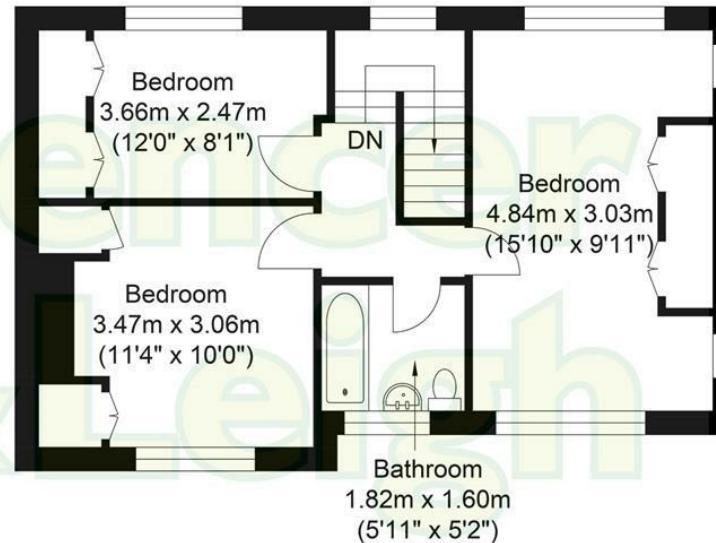
Energy Efficiency Rating

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

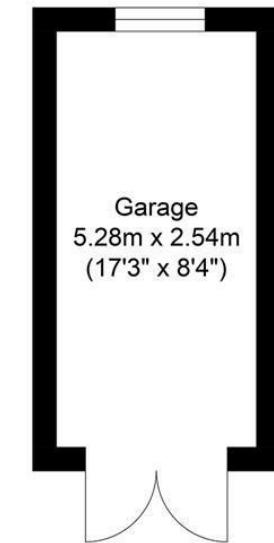
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Ground Floor
Approximate Floor Area
462.31 sq ft
(42.95 sq m)



First Floor
Approximate Floor Area
462.31 sq ft
(42.95 sq m)



Garage
Approximate Floor Area
144.23 sq ft
(13.40 sq m)

Approximate Gross Internal Area = 99.3 sq m / 1068.85 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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