



FOSTER
&
CO.

Hillbrow Road

Brighton, BN1 5JP

Guide price £650,000

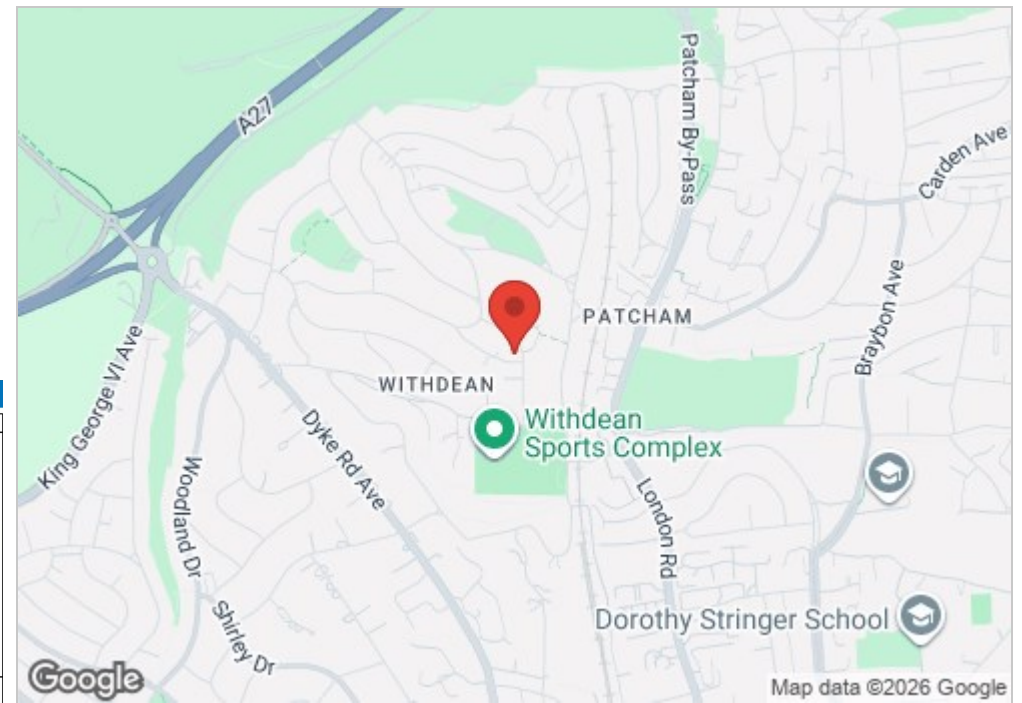
Guide Price £650,000 to £700,000

Positioned on a generous plot in a highly sought-after residential location, this detached two-bedroom, two-bathroom home presents an exciting opportunity for buyers seeking space, potential, and long-term value.

The existing accommodation extends to approximately 1,318 sq ft and is arranged over two floors. The ground floor offers a spacious sitting room with generous natural light, a separate dining room, a fitted kitchen, and a ground-floor bathroom, providing a solid and flexible layout for modernisation. Upstairs, there are two well-proportioned bedrooms, both benefiting from extensive eaves storage, along with a further bathroom.

Externally, the property sits on a substantial plot and enjoys a large driveway, a garage, and a mature rear garden with a raised lawn area, offering privacy and plenty of outdoor space.

The property now offers fantastic scope for improvement, extension, or redevelopment, with potential to create a substantial four-bedroom, three-bathroom detached home with a double garage, subject to the necessary consents. Opportunities of this nature in such a desirable setting are rare, making this an ideal prospect for developers, investors, or owner-occupiers looking to create a long-term family home.

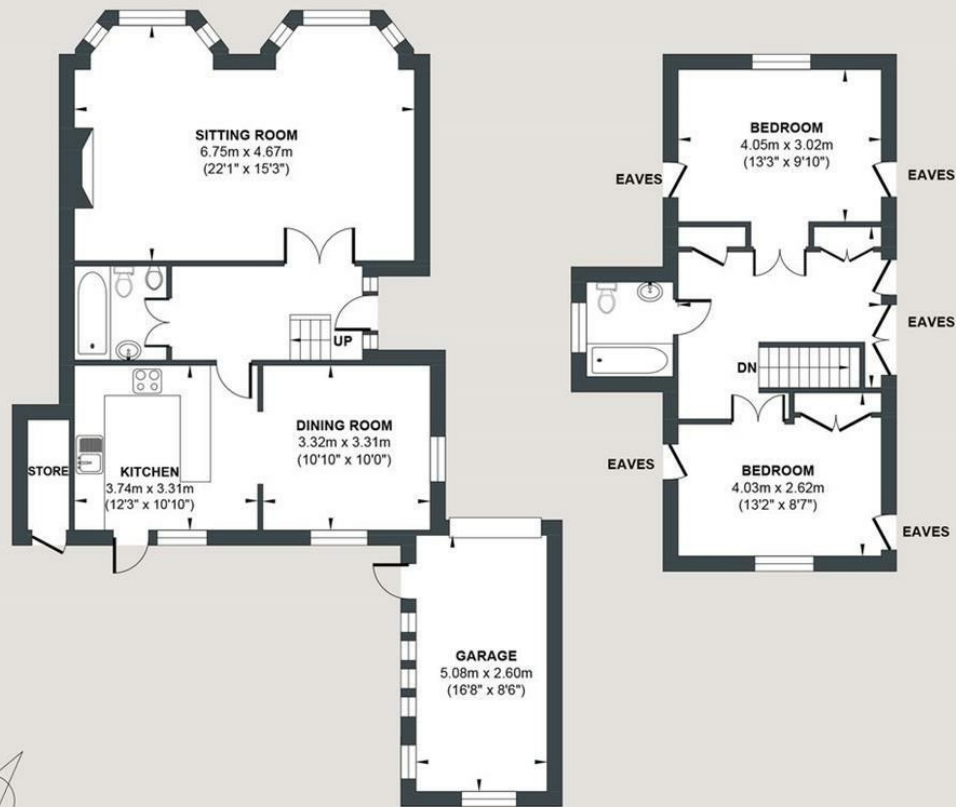


- Detached two-bedroom, two-bathroom home
- Investment opportunity with scope to redevelop (STPP)
- Spacious living room and separate dining room
- Private rear garden with lawn and patio area
- Close to local schools, shops, and transport links
- Large elevated plot with huge potential
- Planning potential for a four-bedroom, three-bathroom detached house with double garage
- Driveway providing ample off-street parking
- Quiet residential road in a sought-after area of Brighton
- Chain Free

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

HILLBROW ROAD

Approx. Gross Internal Floor Area (Including Garage / Store) 121.94 sq m / 1312.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
857.13 sq ft
(79.63 sq m)

FIRST FLOOR
Approximate Floor Area
455.42 sq ft
(42.31 sq m)



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We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



