

# Hillcrest Brighton



## About the property

An inviting 2/3 bedroom semi-detached house with tremendous potential, situated in a prime elevated location with far reaching views. This home features an expansive garden, perfect for outdoor enthusiasts or gardening projects offering perfect potential for extending. A spacious, open-plan reception and dining area overlook the garden and sit alongside the large kitchen.

The property includes a garage and offers a fantastic renovation opportunity for those looking to add their personal touch. Ideal for buyers seeking both outdoor space and a layout that encourages entertaining and family living. Additionally, the property benefits from a recently installed boiler.

Located within the highly sought after Withdean district of Brighton, the property is just 10 minutes drive from the sea and at the foothills of the South Downs, this home offers an ideal location for adventures. It is within walking distance to excellent local schools, a leisure centre, convenience stores, and is close to Preston Park train station and the A27 motorway, making commuting to London convenient.

## Hillcrest Brighton



3

BEDROOM

1

RECEPTION

1

BATHROOM





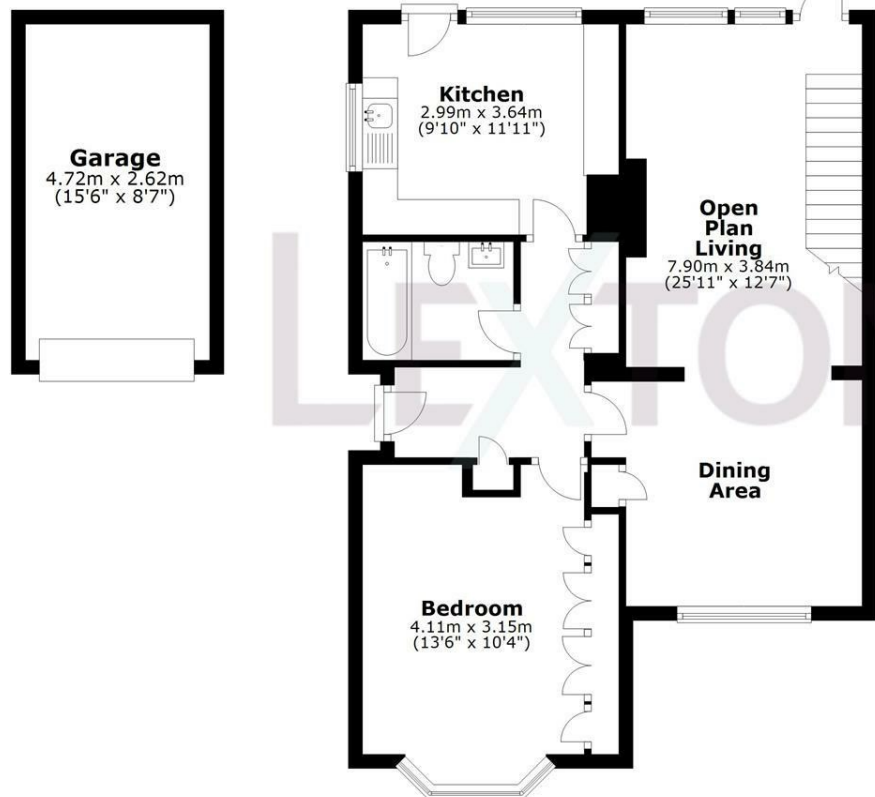




SCAN HERE TO OFFER ON THIS PROPERTY

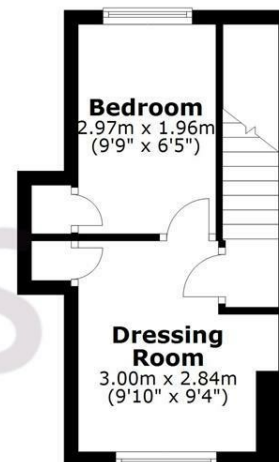
### Ground Floor

Approx. 78.2 sq. metres (842.1 sq. feet)



### First Floor

Approx. 18.2 sq. metres (195.5 sq. feet)



Total area: approx. 96.4 sq. metres (1037.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	