



10, Hillcrest, Brighton, BN1 5FN

Spencer  
& Leigh

10, Hillcrest,  
Brighton, BN1 5FN

£2,395 Per Calendar Month -

- Family home arranged over three floors
- Three good size bedrooms
- Spacious lounge/dining room
- Two garden level rooms (possible use as bedrooms)
- Modern kitchen with integrated appliances
- Family bathroom & shower room
- Beautiful lawn rear garden with garden room & roof terrace
- Splendid panoramic views from first floor
- Shared driveway & garage
- Available mid-June

This magnificent family home is arranged over three floors and offers versatile accommodation. The well presented interior features a spacious lounge/dining room which leads into a further reception room. From here the two rooms at garden level could be used as further bedrooms which can be accessed along with the kitchen which is well equipped with appliances. Conveniently there is a separate utility room and a ground floor shower room. The three bedrooms together with the family bathroom are located on the first floor and it is from here that you can enjoy truly beautiful views towards The South Downs. The mature rear garden is predominantly lawn and has a hidden vegetable patch to the rear. There is a shared driveway and garage providing off road parking if required. The property is available to let from mid-June on an unfurnished basis. The location is ideal to take advantage of local school catchment areas, Preston Park railway station and amenities in nearby Patcham Old Village. Viewing is highly recommended. COUNCIL TAX BAND: E



Hillcrest is situated close to the glorious South Downs and is considered to be a sought after residential road. Westdene shops and Patcham Old Village with its many amenities is nearby along with a choice of schools catering for all age groups. Travel networks in and out of the city are at hand along with Preston Park mainline railway station which is approximately one mile away.



Entrance hallway

Living room  
25'0 x 12'4

Dining room  
11'0 x 8'1

Kitchen  
11'0 x 10'10

Utility room

Porch

Shower room

First floor landing

Bedroom  
15'7 x 11'0

Bedroom  
11'5 x 9'2

Bedroom  
11'0 x 9'7

Bedroom  
9'7 x 8'8

Bathroom

OUTSIDE

Rear garden

Store room  
10'6 x 8'1

Study  
10'6 x 7'8

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](http://www.spencerandleigh.co.uk)



Council:- Brighton & Hove City Council  
Council Tax Band:- E

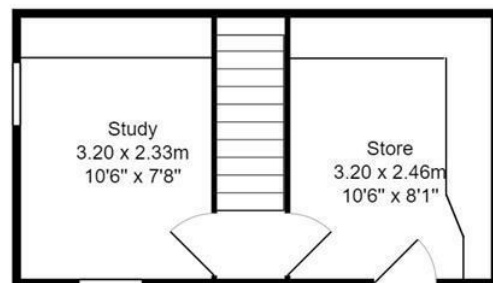
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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# 10 Hillcrest

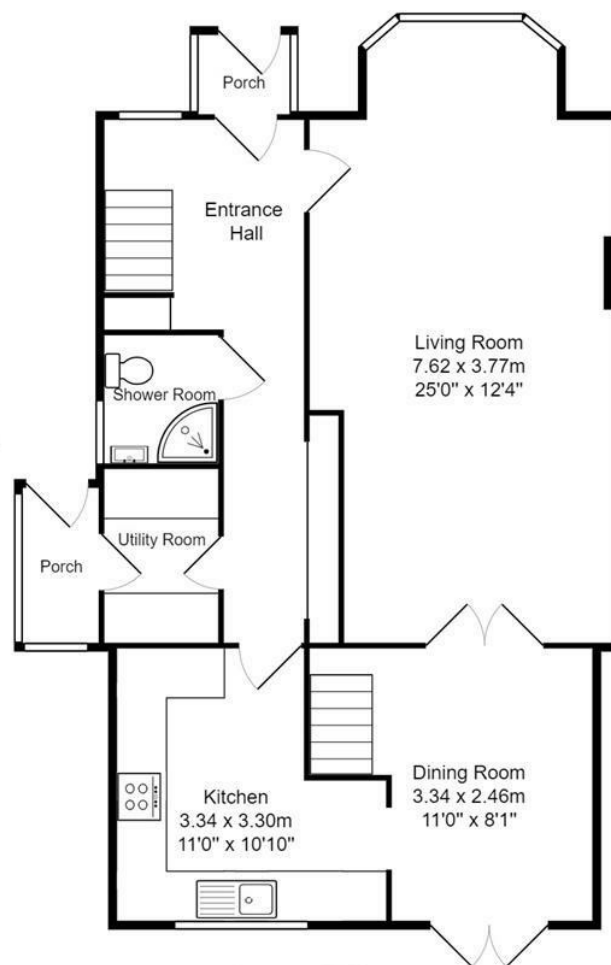
Total Area: 137.8 m<sup>2</sup> ... 1483 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



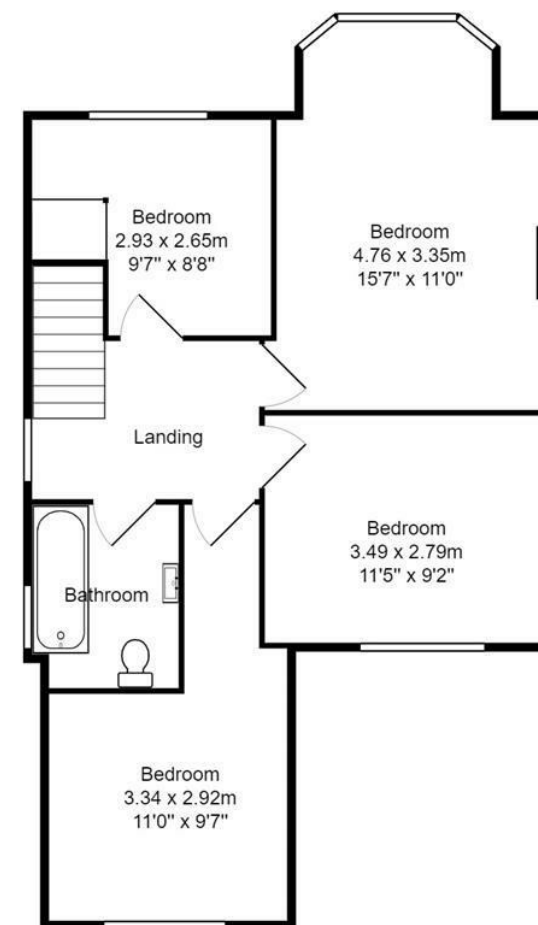
## Garden Level

Area: 18.5 m<sup>2</sup> ... 199 ft<sup>2</sup>



## Ground Floor

Area: 66.0 m<sup>2</sup> ... 710 ft<sup>2</sup>



## First Floor

Area: 53.3 m<sup>2</sup> ... 574 ft<sup>2</sup>