



1, Hillbank Close, Brighton, BN41 2WE

Spencer  
& Leigh





1, Hillbank Close,  
Brighton, BN41 2WE

£2,150 Per Calendar Month -

- Well presented family home
- Four bedrooms
- Spacious lounge
- Kitchen/dining room with access to rear garden
- Family bathroom & separate wc
- Lawn rear garden with paved patio
- Private off road parking
- Pleasant distant views
- Gas fired central heating
- Available June, unfurnished

OPEN DAY - FRIDAY 23RD MAY. This well presented family home occupies a prominent position and benefits from beautiful far reaching views towards nearby farmland. The versatile accommodation features on the ground floor, a pleasant lounge, modern fitted kitchen which includes appliances and a dining area, making an ideal space to entertain family and friends. All four bedrooms together with the family bathroom and a separate WC are situated on the first floor. The lawn rear garden has a sunny, secluded aspect and off road parking for more than one vehicle can be found at the front of the house. Offered unfurnished from mid-June, the property benefits from gas fired central heating and double glazed windows. Local shops and popular schools can be located within walking distance. Viewing is highly recommended. COUNCIL TAX - BAND C





Entrance Hall

Lounge  
14'10" x 12'1"

Kitchen/Diner  
18'6" x 11'10"

Bedroom 1  
12'3" x 7'7"

Bedroom 2  
10'8" x 8'8"

Bedroom 3  
10'8" x 6'2"

Bedroom 4  
8'1" x 5'6"

Bathroom

WC


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

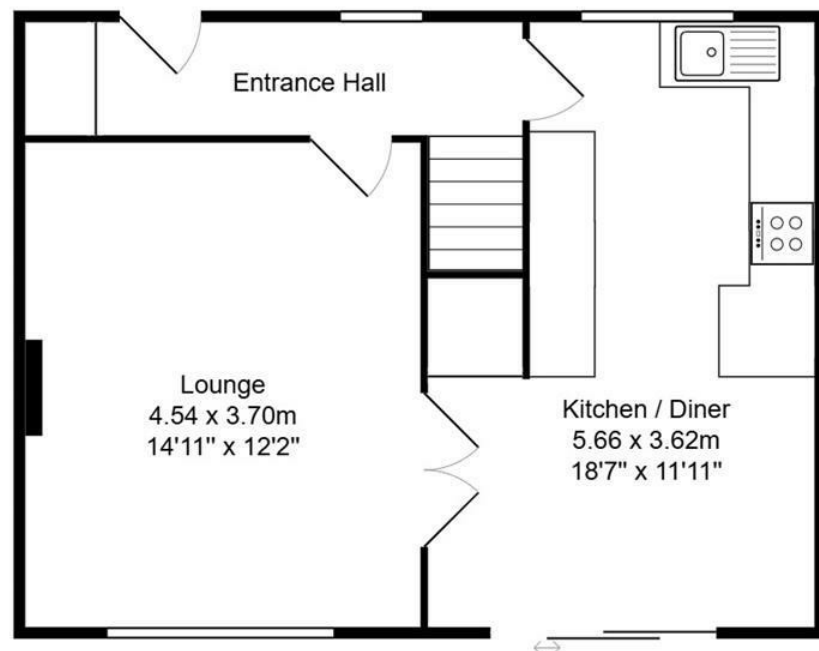
w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
Council Tax Band:- C

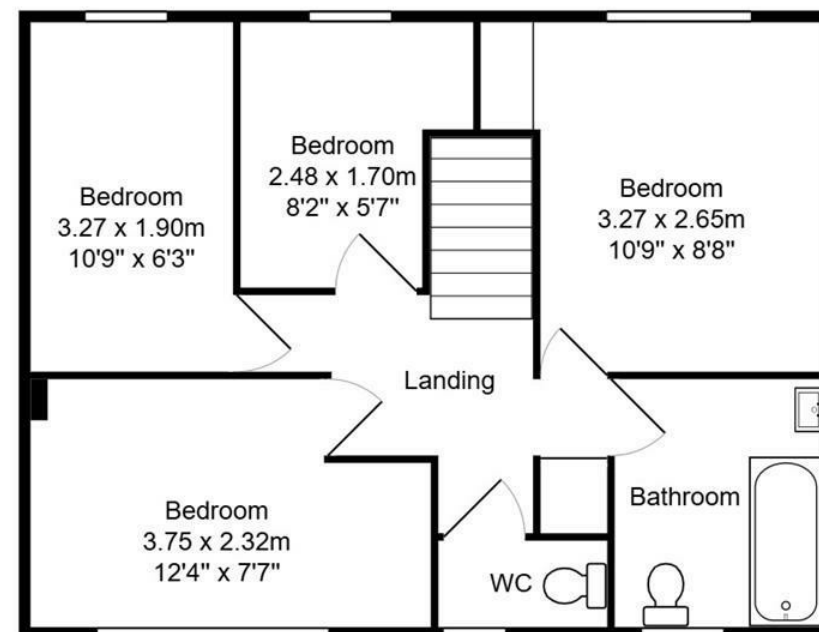
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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### Ground Floor

Area: 42.5 m<sup>2</sup> ... 457 ft<sup>2</sup>



### First Floor

Area: 42.5 m<sup>2</sup> ... 457 ft<sup>2</sup>

**Total Area: 85.0 m<sup>2</sup> ... 915 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.