



Hillside, BN2

Offers In Excess Of £400,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Hillside, BN2

5 Bedrooms | 1 Reception Room | 2 Bathrooms | 960 sq ft |

It sits located just off the Lewes Road close to several amenities, supermarkets and shops, alongside excellent bus routes into the city and to Falmer. Moulsecoomb Train Station is also close by for those travelling to Lewes or back into the centre of Brighton & Hove is minutes. Backing onto the South Downs National Park, the air is clearer here, and the landscape is green and leafy with an abundance of wildlife giving you the best of both worlds.

Elevated from the street behind a lawn front garden, the house has privacy from the road and passers-by. Stepping inside, the living areas span the right wing of the house with a sitting room leading through to a well-equipped kitchen. It would be possible to open these rooms to create one large open plan space with room for dining and relaxation, yet there is a conservatory room for summer dining too, sitting just off the kitchen leading out to the garden. The potential

for further renovations is huge as the garden is large enough to take an extension without compromising on outside space – all subject to planning consents, of course.

Completing the ground floor are two double bedrooms, one with garden views and the other looking out over the leafy hillside of the local landscape. Both rooms are carpeted and have space for freestanding furnishings.

Up on the first floor are three further double bedrooms with carpet underfoot and double-glazed windows. Bedrooms one and two also benefits from built in storage and easy access to both bathrooms. One is lined in sandy porcelain stone tiles with a shower over the bath while the other is a shower room with new sanitaryware.

As neighbours have shown, there is potential to develop the loft space too – all food for thought and of potential interest to developers.





Hillside Brighton, BN2 4TF

Vendor's Comments:

"This was a successful student rental for me for many years. The location is ideal for access to the universities and the city centre, and the area has a real sense of community with lots of families living here too. The house also has huge potential which will appeal to many.

Education:

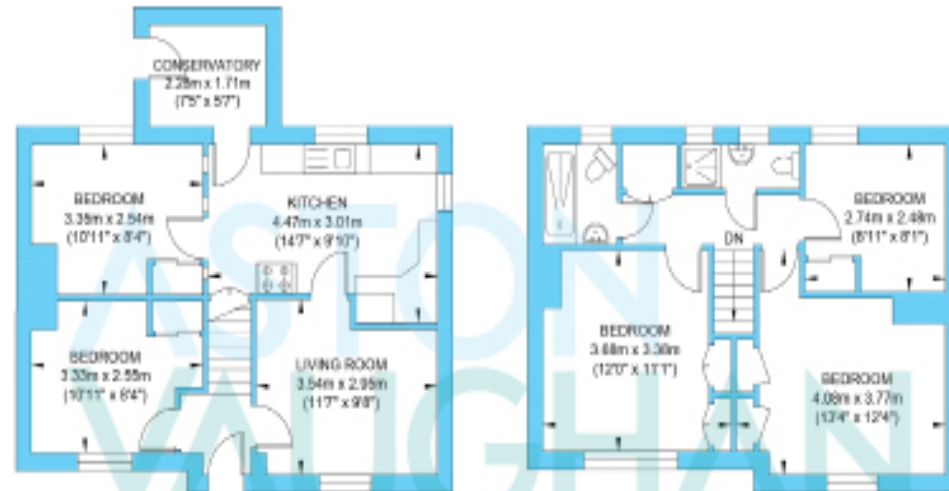
Primary: Moulsecoomb Primary

Secondary: BACA Academy

Private: Brighton College

Good to Know:

In addition to its ideal university location, this spacious house is also situated in a popular area with lots of local shops and parks nearby. The South Downs are on your doorstep for dog walks, rambling and cyclists, and the city centre's shopping districts and beach are also within easy reach. The air is clearer, and parking is free, which has led many families to move here from more urban areas. This house also offers easy access to Moulsecoomb Station and the A27/A23 with their direct and fast roads to the airports and London, plus bus routes are excellent taking you throughout the city and beyond.



Ground Floor
Approximate Floor Area
509.56 sq ft
(47.34 sq m)

First Floor
Approximate Floor Area
451.22 sq ft
(41.92 sq m)

Approximate Gross Internal Area = 89.26 sq m / 960.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.