



## Hillcroft, Brighton



Asking Price  
£350,000  
Freehold

- THREE BEDROOM TERRACED HOUSE
- GOOD DECORATIVE ORDER THROUGHOUT
- NO ONWARD CHAIN
- OFF ROAD PARKING
- CONSERVATORY
- REAR GARDEN

Robert Luff & Co are delighted to bring to market this three bedroom house ideal for a range of buyers either looking to downsize, put your own stamp on a property or first time buyers alike. Located within a quiet cul de sac that is within walking distance to The South Downs, 1/2 mile of Portslade Village Centre and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton.

Accommodation offers three bedrooms, lounge, kitchen, conservatory and shower room. Other benefits include; driveway, rear garden and no onward chain.

T: 01273 921133 E:  
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## Accommodation

### Entrance Hall

Living Room 15'7 x 12'3 (4.75m x 3.73m)

Kitchen/Diner 12'3 x 9'2 (3.73m x 2.79m)

Conservatory 12'3 x 11'1 (3.73m x 3.38m)

Bedroom One 12'3 x 9'7 (3.73m x 2.92m)

Bedroom Two 9'11 x 5'11 (3.02m x 1.80m)

Bedroom Three 6'5 x 6 (1.96m x 1.83m)

### Shower Room

### Agents Notes

Freehold

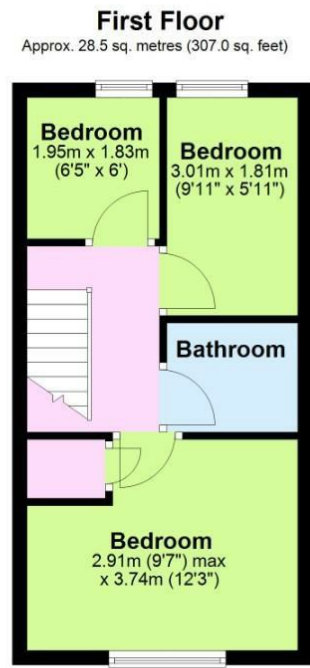
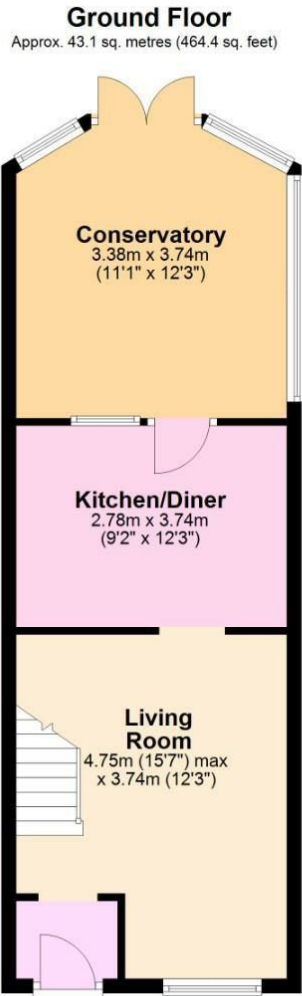
Council Tax: C

EPC: TBC



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Total area: approx. 71.7 sq. metres (771.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.