



Hillcrest, Brighton



Guide Price
£685,000
Freehold

- FOUR BEDROOM, THREE BATHROOM
- UNDERFLOOR HEATING
- NO ONWARD CHAIN
- SEMI DETACHED HOUSE
- LARGE SOUTH FACING GARDEN
- DRIVEWAY + POTENTIAL HOME OFFICE

GUIDE PRICE: £685,000 - £700,000

Robert Luff & Co are delighted to offer to market this four bedroom Semi-detached family home situated in the sought-after Westdene location, just a short stroll from captivating National Trust country walks and conveniently located near local shops and Westdene Primary School. The city centre shopping districts and beach are also within easy reach as well as Preston Park Station making it ideal for the London commute. Also within close proximity A23/A27 which has direct and fast access to the universities, airports and London.

The accommodation within the property is arranged over two floors and briefly comprises four double bedrooms, two ensembles, family bathroom, a large open planned kitchen / sitting room with direct access to the landscaped rear garden. Also benefiting from no onward chain, off road parking, garage/outbuilding and ample storage throughout.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff & Co**
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Accommodation

Agents Notes

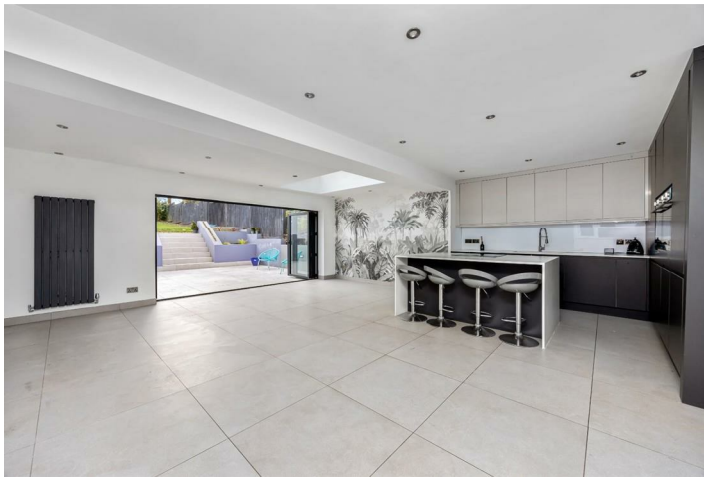
EPC Rating: TBC

Council Tax Band: E

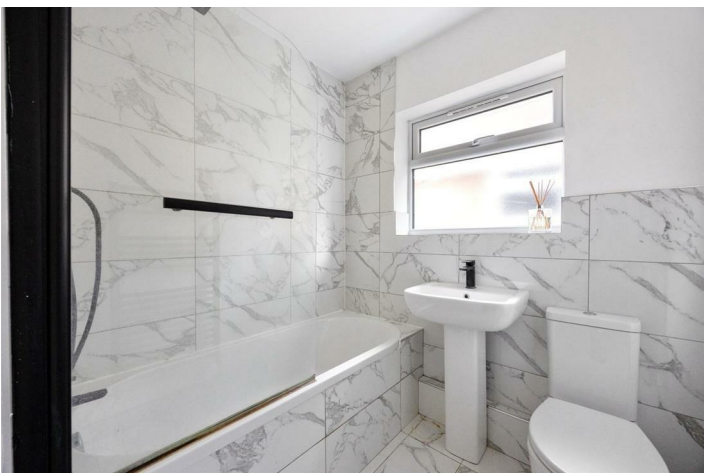
28 Blatchington Road, Hove, East Sussex, BN3 3YN

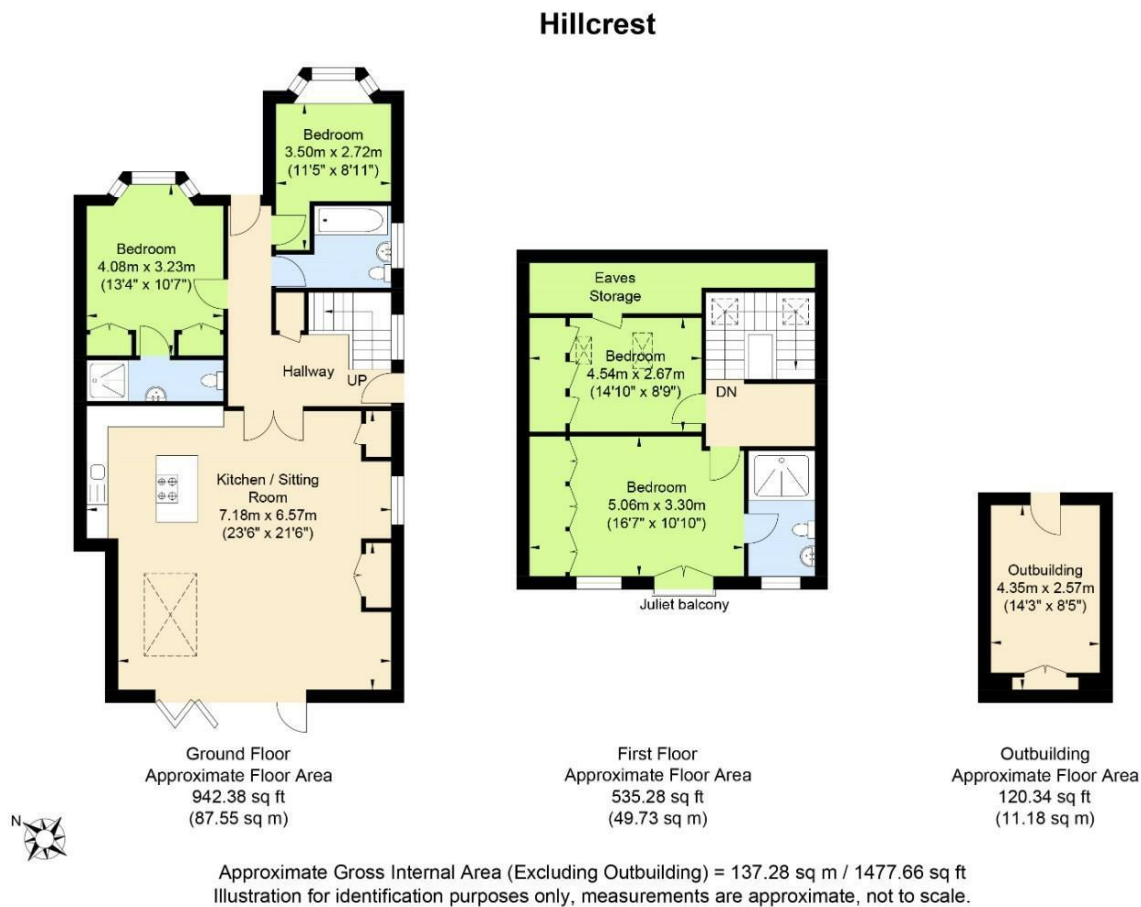
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.