



4 Hillbrow Road

Brighton, BN1 5JP

Guide price £700,000

Guide Price £700,000 to £750,000

Positioned on a generous plot in a highly sought-after residential location, this detached two-bedroom, two-bathroom home presents an exciting opportunity for buyers seeking space, potential, and long-term value.

The existing accommodation extends to approximately 1,318 sq ft and is arranged over two floors. The ground floor offers a spacious sitting room with generous natural light, a separate dining room, a fitted kitchen, and a ground-floor bathroom, providing a solid and flexible layout for modernisation. Upstairs, there are two well-proportioned bedrooms, both benefiting from extensive eaves storage, along with a further bathroom.

Externally, the property sits on a substantial plot and enjoys a large driveway, a garage, and a mature rear garden with a raised lawn area, offering privacy and plenty of outdoor space.

The property now offers fantastic scope for improvement, extension, or redevelopment, with potential to create a substantial four-bedroom, three-bathroom detached home with a double garage, subject to the necessary consents. Opportunities of this nature in such a desirable setting are rare, making this an ideal prospect for developers, investors, or owner-occupiers looking to create a long-term family home.



- Detached two-bedroom, two-bathroom home
- Investment opportunity with scope to redevelop (STPP)
- Spacious living room and separate dining room
- Private rear garden with lawn and patio area
- Close to local schools, shops, and transport links
- Large elevated plot with huge potential
- Planning potential for a four-bedroom, three-bathroom detached house with double garage
- Driveway providing ample off-street parking
- Quiet residential road in a sought-after area of Brighton
- Chain Free

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



HILLBROW ROAD

Approx. Gross Internal Floor Area (Including Garage / Store) 121.94 sq m / 1312.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

