



4 Hillbrow Road

Brighton, BN1 5JP

Guide price £700,000

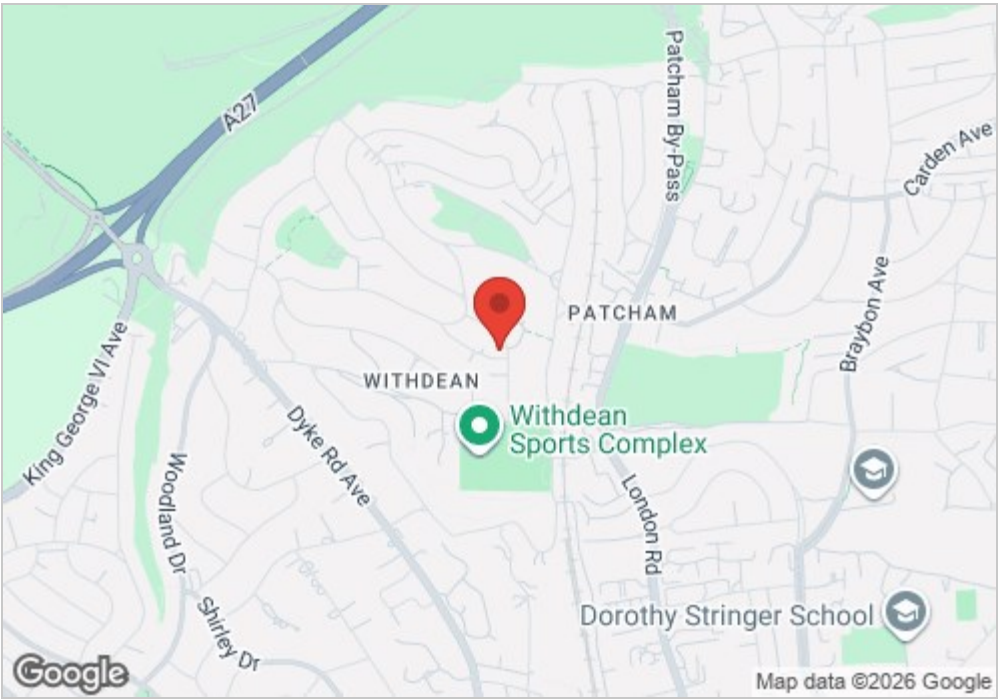
Guide Price £700,000 to £750,000

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

