



OVER 60?
Secure this property
for up to **59% less!**

Price
£450,000

Freehold

6x 2x 1x

**Hillside, Brighton, East
Sussex, BN2**

cubitt & west
Helping you move forwards



Main features

- **Currently let and achieving £3,710 per calendar month**
- **Large rear garden**
- **Off road Parking**
- **Popular student location, close to university**
- **Easy access transport links**

Accommodation

GROUND FLOOR

Entrance Porch
 Entrance Hall
 Lounge : 17'0 x 11'0 maximum (5.19m x 3.36m)
 Kitchen : 15'6 x 8'0 (4.73m x 2.44m)
 Bedroom 1: 12'3 x 9'11 (3.74m x 3.02m)

FIRST FLOOR

Landing
 Bedroom 3: 11'1 x 10'11 (3.38m x 3.33m)
 Bedroom 4: 10'6 x 9'1 (3.20m x 2.77m)
 Bedroom 6: 9'1 x 8'0 (2.77m x 2.44m)
 Separate Toilet
 Bathroom

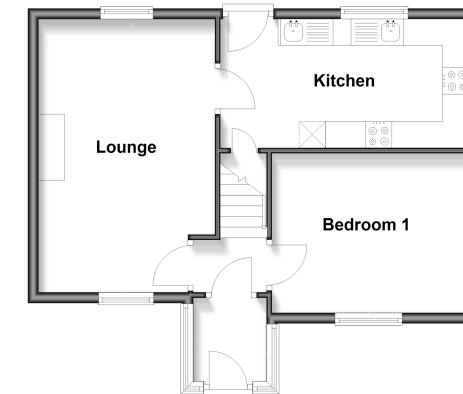
SECOND FLOOR

Landing
 Bedroom 2: 13'4 x 11'0 (4.07m x 3.36m)
 Bedroom 5: 10'11 x 8'6 (3.33m x 2.59m)

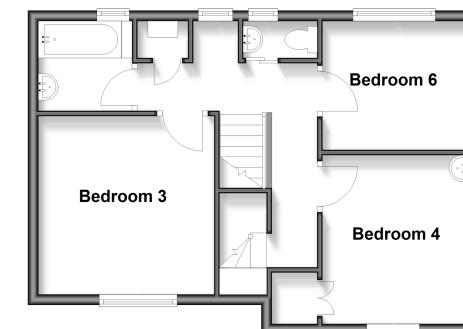
OUTSIDE

Front & Rear Garden

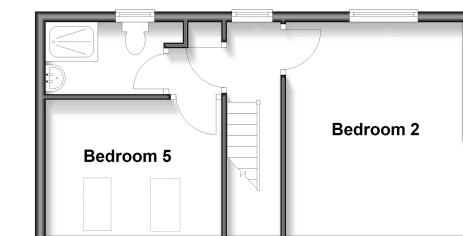
Ground Floor
 Approx. 46.2 sq. metres (497.2 sq. feet)



First Floor
 Approx. 44.4 sq. metres (478.3 sq. feet)



Second Floor
 Approx. 32.6 sq. metres (350.7 sq. feet)



Call Fiveways - 01273 564444 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease



CURRENT:
D(55)

POTENTIAL:
B(81)

