



**Price**  
**£450,000**

**Freehold**

6x  2x  1x 

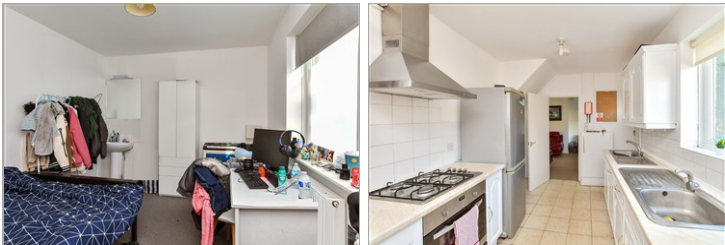
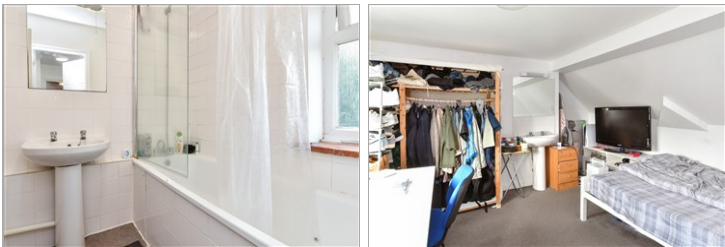
**Hillside, Brighton, East  
Sussex, BN2**

**OVER 60?**

Secure this property  
for up to **59% less!**

**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

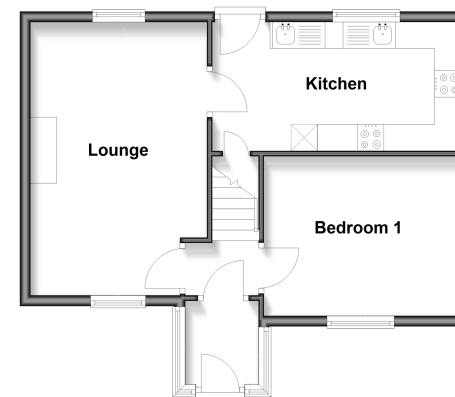
### SECOND FLOOR

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)

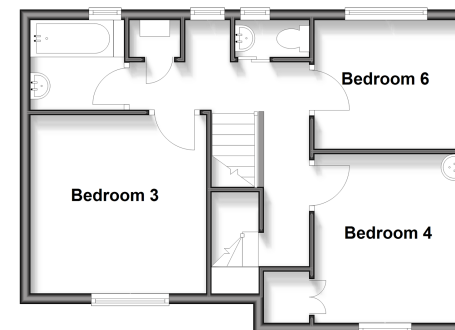
### OUTSIDE

Front & Rear Garden

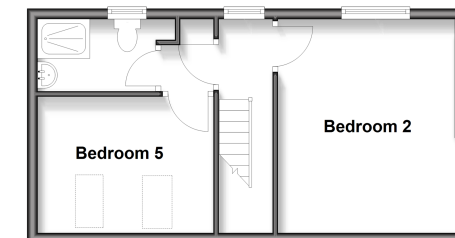
**Ground Floor**  
Approx. 46.2 sq. metres (497.2 sq. feet)



**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



30510758/20251020/AF/JR