



4, Hillcrest Court, BN1 5FR

Spencer  
& Leigh

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, BN1 5FR

£1,300 PCM -

- Top floor purpose built flat
- Two double bedrooms
- Spacious lounge/dining room
- Modern kitchen & bathroom
- Double glazing and gas fired central heating
- Communal gardens
- Pleasant panoramic views
- Garage
- Available to move into now!
- Offered on an unfurnished basis

This two bedroom flat is situated on the top floor of this purpose built block having beautiful distant views towards the South Downs and is available with immediate possession. The well presented accommodation comprises a large living room with stripped and polished floorboards with space for a dining table and chairs. Both bedrooms are good size double rooms, there is a modern kitchen and a white bathroom suite. Benefits include gas fired central heating, double glazed windows, a store room and the use of communal gardens. Conveniently, there is a garage (number 1) which could be used for off road parking or additional storage space. Our landlord has requested no pets. Council Tax Band B



Hillcrest is located in the highly desirable sought after area of Westdene. For families with children there is a choice of schools catering for all ages. Preston Park mainline railway station is approximately one mile away and all other travel networks are within easy reach.



Bedroom  
14'2" x 11'10"

Bedroom  
12'0" x 11'5"

Kitchen  
11'6" x 8'5"

Living Room  
18'1" x 13'2"

Bathroom

#### Property Information

Council Tax Band B: £1,910.06 2025/2026

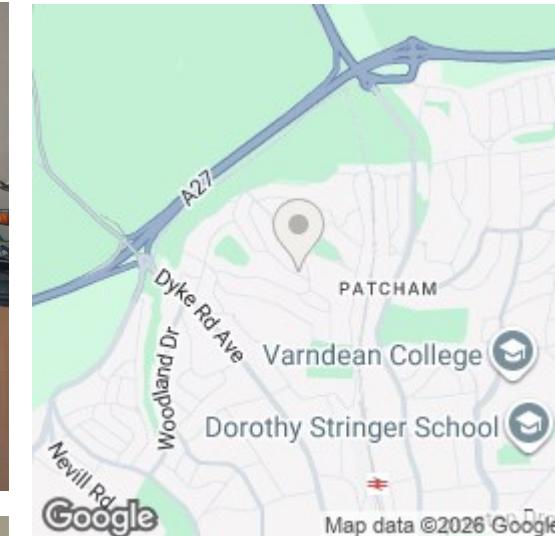
Utilities: Mains electric, gas, water and sewerage

Parking: Garage and free roadside parking

Broadband: Standard 16 Mbps, Superfast 74 Mbps, Ultrafast

1800 Mbps

Mobile: Good coverage (OFCOM checker)



Council:- BHCC  
Council Tax Band:- B



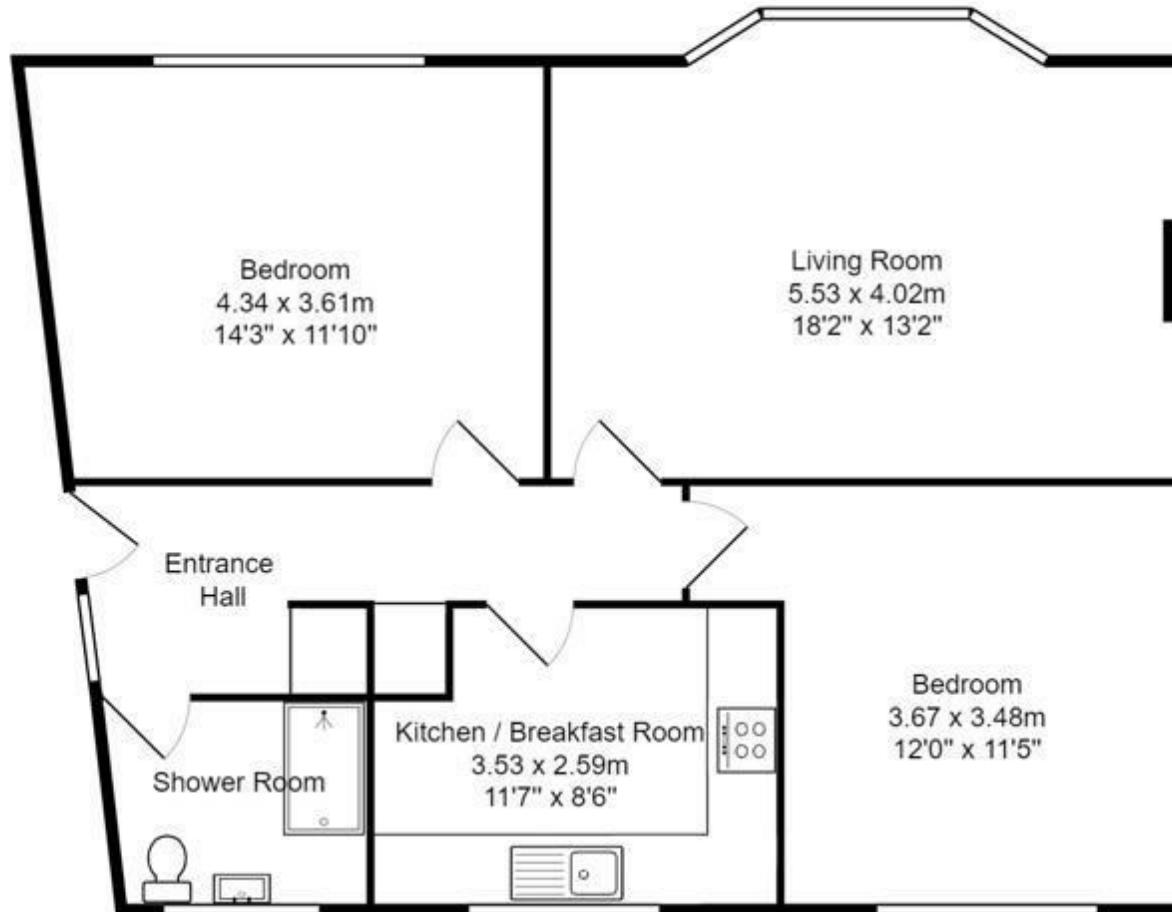
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

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Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup>

All measurements are approximate and for display purposes only.