

## Hillside Way, Brighton, BN2 4TR

Approximate Gross Internal Area = 67.6 sq m / 728 sq ft

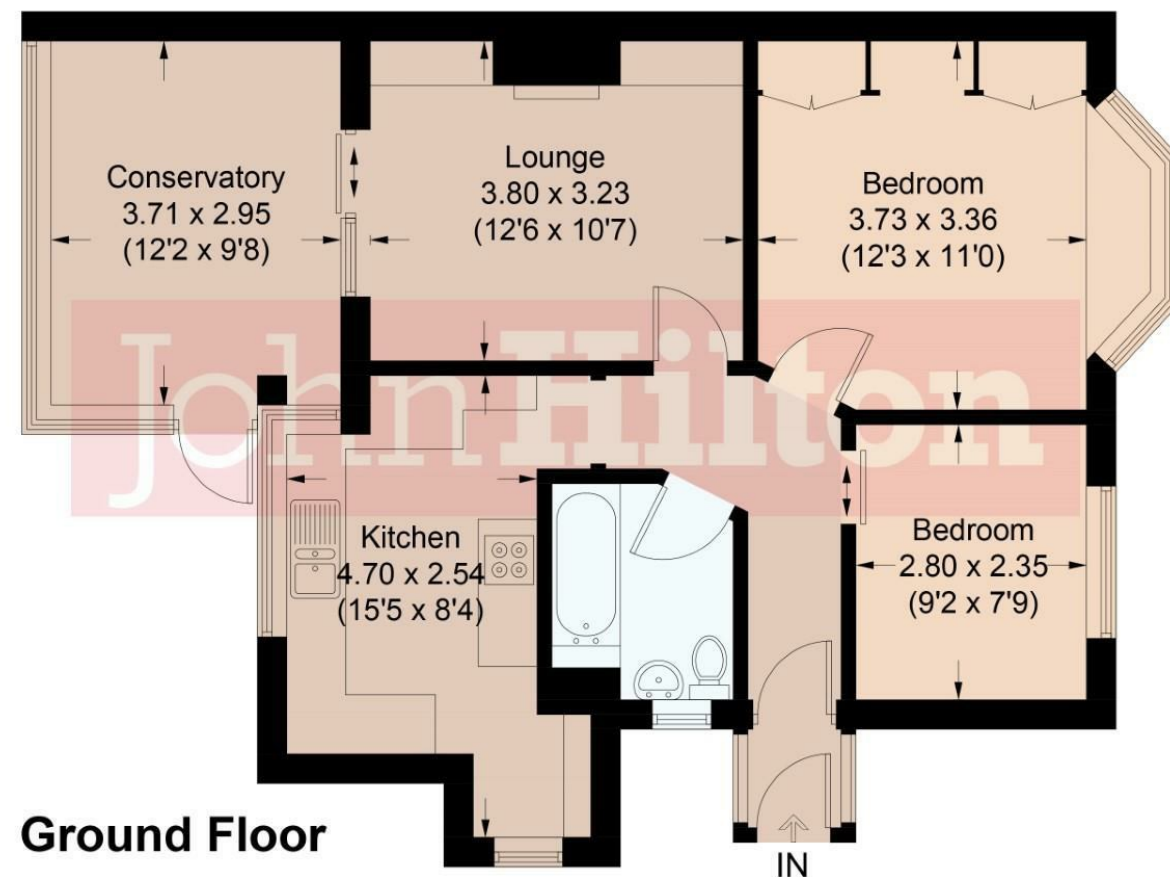


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



John Hilton

Total Area Approx 728.00 sq ft

11 Hillside Way, Brighton, BN2 4TR

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**Guide Price £275,000-£300,000**  
**Leasehold - Share of Freehold**



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### Approach

Obscure double-glazed front door opening into:

### Entrance Porch

Double-glazed windows to either side with ceramic tiled floor, light, and further obscure double-glazed door opening into:

### Entrance Hall

Electric wall-mounted energy-efficient heater, coved ceiling and exposed timber floorboards which extend through to:

### Lounge

3.80m x 3.23m (12'5" x 10'7")  
Exposed timber floorboards, feature fireplace with chimney breast recess, stone tiled hearth and wall-mounted infrared mirror radiator over, picture rail and serving hatch through to kitchen. Electric wall-mounted energy-efficient heater, bespoke built-in storage to alcoves with cupboards under and wall-mounted shelving above. Double-glazed sliding patio door into:

### Conservatory

3.71m x 2.95m (12'2" x 9'8")  
Double-glazed windows to side and rear, overlooking rear garden, and double glazed door offering access onto garden, with cat flap. Electric wall-mounted energy-efficient heater, wood laminate flooring, panelled ceiling and two wall-mounted uplights.

### Kitchen

4.70m x 2.54m (15'5" x 8'3")  
Double-glazed window overlooking rear garden with fitted wide-slat wooden Venetian blind and further double-glazed window to side looking into conservatory. Modern fitted kitchen comprising a range of matching wall and base units to include integrated dishwasher. Rolled work surfaces extend to include a one-and-a-half bowl stainless steel sink with drainer and mixer tap, alongside a four-ring ceramic 'Neff' hob with oven under and chimney-style extractor over, and space and plumbing for washing machine. Larder cupboard with obscure double-glazed window to side, wall-mounted shelving for food storage and space and plumbing for tall standing fridge-freezer. Fully tiled surround, vinyl flooring.

### Bathroom

Obscure double-glazed window to side with fitted roller blind. Three-piece white bathroom suite comprising panel-enclosed bath with electric shower over and shower screen, pedestal wash hand basin and low-level WC. Fully tiled surround, vinyl flooring, infrared heated towel rail, and high-level wall-mounted electric heater.

### Bedroom

3.73m x 3.36m (12'2" x 11'0")  
Double-glazed bay window to front with fitted wide-slat Venetian blinds, offering an elevated outlook towards Lewes Road, with fitted window seat and built-in storage. Exposed timber floorboards, electric wall-mounted energy-efficient heater, picture rail and built-in, wall-to-wall, floor-to-ceiling storage.

### Bedroom

2.80m x 2.35m (9'2" x 7'8")  
Double-glazed window overlooking front garden, coved ceiling, wall-mounted infrared electric heater, and exposed timber floorboards. Currently used as a study.

### Rear Garden

Gate to side passage. Low-level paved patio area with steps up to main garden laid to lawn with flower borders housing an array of mature shrubs and plants, timber shed and composter, outside water tap.



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\*\*\* GUIDE PRICE £275,000-£300,000 \*\*\*

A spacious, ground floor, purpose-built apartment which ticks the three all important boxes; 50% share of the freehold, private entrance and wonderful private rear garden. Located within the increasingly popular Higher Bevendean district of Brighton, this charming property is favourably positioned for a nearby convenience store, a regular bus service, access to beautiful downland walks and an elevated outlook to the front. Internally, accommodation is well-proportioned and considered to be in excellent decorative order throughout, offering two double bedrooms, lounge with open working fireplace and bespoke built-in cabinets and shelving, which connects to a spacious conservatory and onto the rear garden beyond. The bathroom benefits from a tub and openable window and the well-fitted kitchen enjoys use of a sizeable larder. Externally, the property enjoys both front and rear gardens which are predominantly laid to lawn, with a patio area and timber-built shed to the rear.

- Purpose-Built Apartment
- Private Entrance
- 50% Share of Freehold
- Long Lease with 992 Years Remaining
- Two Double Bedrooms
- Bathroom with Tub & Window
- Open Working Fireplace
- Private Front & Rear Gardens
- Elevated Outlook
- Spacious Conservatory

Council Tax  
Band: A

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

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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