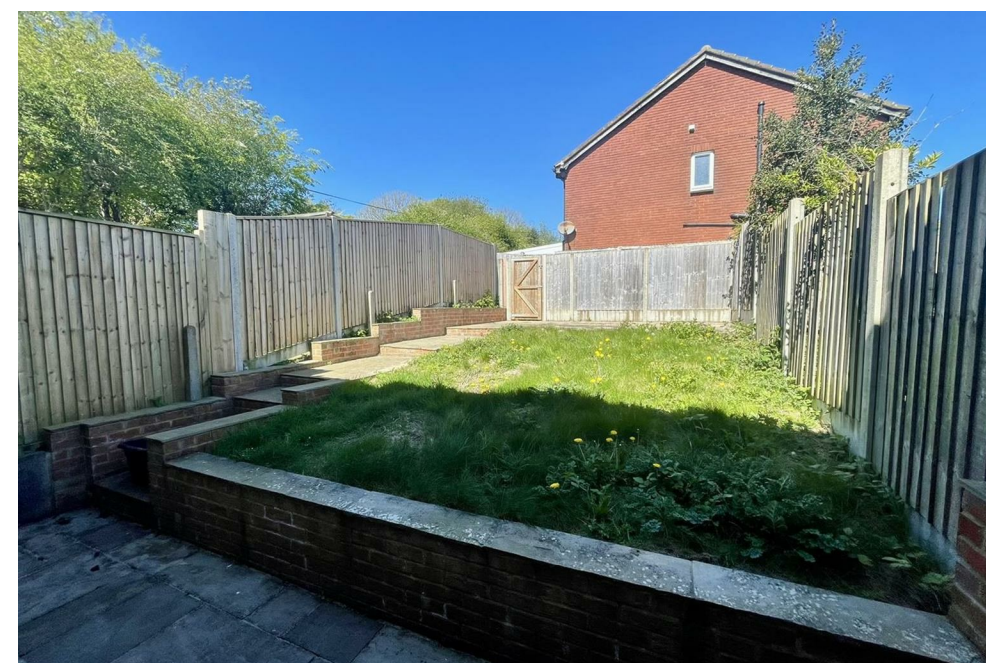




Hillcroft, Brighton, BN41 2QD  
£1,250 PCM



- Smart End Of Terrace Home
- One Double Bedroom
- Private Rear Garden
- Allocated Parking Bay
- Excellent Condition
- Upvc Double Glazing
- Gas Central Heating.
- Quiet Cul De Sac

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			93
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PLEASE EMAIL TO REQUEST PRE VIEWING APPLICATION

Tenant(s) referencing qualifying criteria:

Total combined minimum annual Income £41,500 + or UK resident guarantor(s) with annual income £45,000+ will be required. Clean Credit file with no CCJ's. SORRY NO RENT IN ADVANCE.

Ideally suited to a single occupant or couple, this smart ONE BEDROOM END TERRACE HOUSE is in excellent order having been extensively improved throughout and well maintained by the current landlord. Features Lounge with door onto garden RE FITTED KITCHEN, double bedroom, RE FITTED BATHROOM, gas central heating, replacement upvc double glazing, PRIVATE LANDSCAPED REAR GARDEN, allocated parking bay, quiet cul de sac location on the fringes of Portslade Old Village close to bus routes.

**PORCH CANOPY**

Modern frosted upvc double glazed front door to:

**ENTRANCE HALL**

Meter cupboard with shelving, engineered oak flooring, contemporary wall mounted radiator with inset mirror, stairs to the first floor, frosted upvc double glazed window, telephone point.

**LOUNGE**

11'11 x 10'5 (3.63m x 3.18m)

Radiator, cable/tv points, under stairs cupboard, ethernet port, engineered wood flooring, upvc double glazed window and upvc double glazed door to the garden

**FITTED KITCHEN**

7'2 x 5'10 (2.18m x 1.78m)

Fitted with matching units comprising of an inset sink unit, adjacent working surfaces, under unit lighting, base and eye level units, INSET FOUR RING INDUCTION HOB, FITTED EXTRACTOR HOOD, BUILT IN ELECTRIC OVEN, free standing washing machine, & fridge freezer, engineered oak flooring, upvc double glazed window over looking rear garden, LED spotlights.

**FIRST FLOOR LANDING**

Built in double storage cupboard with shelving and LED spotlights, loft access via a retractable loft ladder, doors to

**BEDROOM**

11'4 x 8'9 (3.45m x 2.67m)

Walk in double wardrobe, built in bulkhead cupboard housing radiator and linen shelves, radiator, ethernet port, radiator, LED spotlights, upvc double glazed window over looking rear garden

**MODERN BATHROOM**

A contemporary white suite comprising of a curved bath/shower with separate overhead shower and curved glass shower screen, wash hand basin set in vanity unit with cupboard under, wc with concealed cistern, vanity shelf, part tiled walls, dual fuel heated towel rail, LED spotlights, electric extractor fan, wall lights, frosted upvc double glazed window

**LANDSCAPED REAR GARDEN**

Secluded aspect with a paved patio adjacent to the house and at the rear of the garden connected via a matching pathway, area of neat lawn, outside tap, fenced on all sides, side access gate

**ALLOCATED PARKING BAY**

Located adjacent to the front property, one allocated parking bay.

**THE LOCATION**

Situated in a quiet cul de sac circa 1/2 mile from Portslade Village, close to open countryside and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive.



Approximate Gross Internal Area = 40.4 sq m / 435 sq ft

