



# 4 Hillbrow Road

Brighton, BN1 5JP

**Guide price £650,000**

Guide Price £650,000 to £700,000

Positioned on a generous plot in a highly sought-after residential location, this detached two-bedroom, two-bathroom home presents an exciting opportunity for buyers seeking space, potential, and long-term value.

The existing accommodation extends to approximately 1,318 sq ft and is arranged over two floors. The ground floor offers a spacious sitting room with generous natural light, a separate dining room, a fitted kitchen, and a ground-floor bathroom, providing a solid and flexible layout for modernisation. Upstairs, there are two well-proportioned bedrooms, both benefiting from extensive eaves storage, along with a further bathroom.

Externally, the property sits on a substantial plot and enjoys a large driveway, a garage, and a mature rear garden with a raised lawn area, offering privacy and plenty of outdoor space.

The property now offers fantastic scope for improvement, extension, or redevelopment, with potential to create a substantial four-bedroom, three-bathroom detached home with a double garage, subject to the necessary consents. Opportunities of this nature in such a desirable setting are rare, making this an ideal prospect for developers, investors, or owner-occupiers looking to create a long-term family home.



- Detached two-bedroom, two-bathroom home
- Investment opportunity with scope to redevelop (STPP)
- Spacious living room and separate dining room
- Private rear garden with lawn and patio area
- Close to local schools, shops, and transport links
- Large elevated plot with huge potential
- Planning potential for a four-bedroom, three-bathroom detached house with double garage
- Driveway providing ample off-street parking
- Quiet residential road in a sought-after area of Brighton
- Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
	<b>55</b>	

England & Wales EU Directive 2002/91/EC

## HILLBROW ROAD

Approx. Gross Internal Floor Area (Including Garage / Store) 121.94 sq m / 1312.55 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**GROUND FLOOR**

**Approximate Floor Area**  
857.13 sq ft  
(79.63 sq m)

**FIRST FLOOR**

**Approximate Floor Area**  
455.42 sq ft  
(42.31 sq m)

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 All measurements are approximate

