



4 Hillbrow Road

Brighton, BN1 5JP

Guide price £650,000

Guide Price £650,000 to £700,000

A detached home on a substantial plot with exceptional potential in one of Brighton's most sought after residential locations.

Hillbrow Road is a rare opportunity for buyers looking to create a long term family home in a prime setting. Occupying a generous plot, the property enjoys a large front garden, private driveway, garage, and a secluded rear garden, giving the house an immediate sense of space, privacy and future potential.

The existing accommodation extends to approximately 1,313 sq ft including the garage and store, and is arranged over two floors. The ground floor features a spacious sitting room with large bay windows and excellent natural light, a separate dining room, fitted kitchen, ground floor bathroom and useful storage. Upstairs, there are two well proportioned bedrooms, both with extensive eaves storage, along with a further bathroom.

Externally, the property is one of the real highlights. To the front, the large garden and driveway create an impressive approach, while to the rear there is a secluded garden with patio area and raised lawn, offering a private and peaceful outdoor space.

The property now offers huge scope for modernisation, extension or redevelopment, subject to the necessary consents. There is clear potential to transform the existing home into a substantial four bedroom, three bathroom detached residence with a double garage, making this an exciting prospect for developers, investors or families wanting to create something special.

Homes with this level of plot size, privacy and potential are rarely available in this location, and early viewing is highly recommended.

- Detached home on a generous plot

▪ Large front garden and private driveway

▪ Secluded rear garden with raised lawn

▪ Two bedrooms and two bathrooms currently

▪ Potential to create a substantial family home, subject to consent
- Highly sought after Hillbrow Road location

▪ Garage and useful storage

▪ Approximately 1,313 sq ft including garage and store

▪ Huge scope to modernise and extend

▪ Chain Free

