



Guide Price
£425,000

Freehold

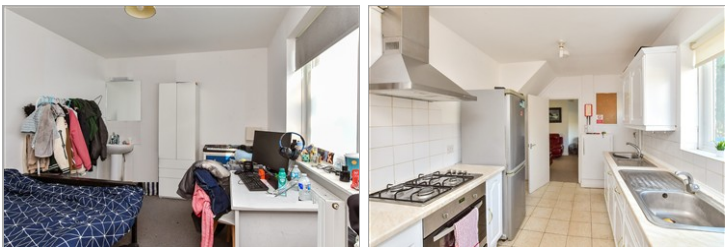
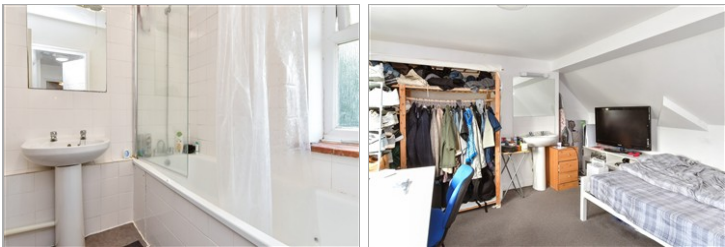
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**Hillside, Brighton, East
Sussex, BN2**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards



Main features

- **Currently let and achieving £3,710 per calendar month**
- **Large rear garden**
- **Off road Parking**
- **Popular student location, close to university**
- **Easy access transport links**

Accommodation

GROUND FLOOR

Entrance Porch
Entrance Hall
Lounge : 17'0 x 11'0 maximum (5.19m x 3.36m)
Kitchen : 15'6 x 8'0 (4.73m x 2.44m)
Bedroom 1: 12'3 x 9'11 (3.74m x 3.02m)

FIRST FLOOR

Landing
Bedroom 3: 11'1 x 10'11 (3.38m x 3.33m)
Bedroom 4: 10'6 x 9'1 (3.20m x 2.77m)
Bedroom 6: 9'1 x 8'0 (2.77m x 2.44m)
Separate Toilet
Bathroom

SECOND FLOOR

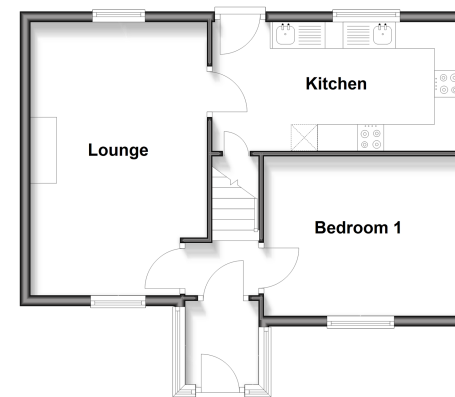
Landing
Bedroom 2: 13'4 x 11'0 (4.07m x 3.36m)
Bedroom 5: 10'11 x 8'6 (3.33m x 2.59m)

OUTSIDE

Front & Rear Garden

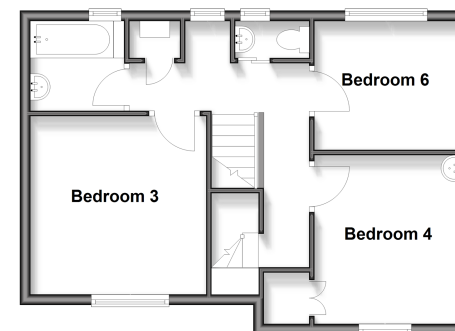
Ground Floor

Approx. 46.2 sq. metres (497.2 sq. feet)



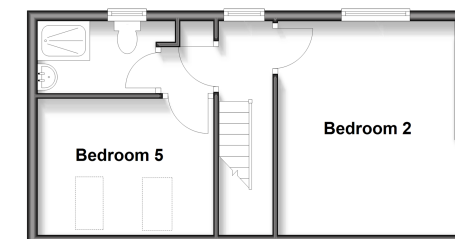
First Floor

Approx. 44.4 sq. metres (478.3 sq. feet)



Second Floor

Approx. 32.6 sq. metres (350.7 sq. feet)



Call Fiveways - 01273 564444 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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