



Hillcrest, Brighton, BN1 5FN

welcome to

Hillcrest, Brighton

A rare Westdene gem. This spacious three-bedroom semi-detached home combines generous living with a magical, woodland-inspired rear garden. With driveway, garage, stunning leafy views and scope to enhance, all moments from excellent schools and key commuter links.



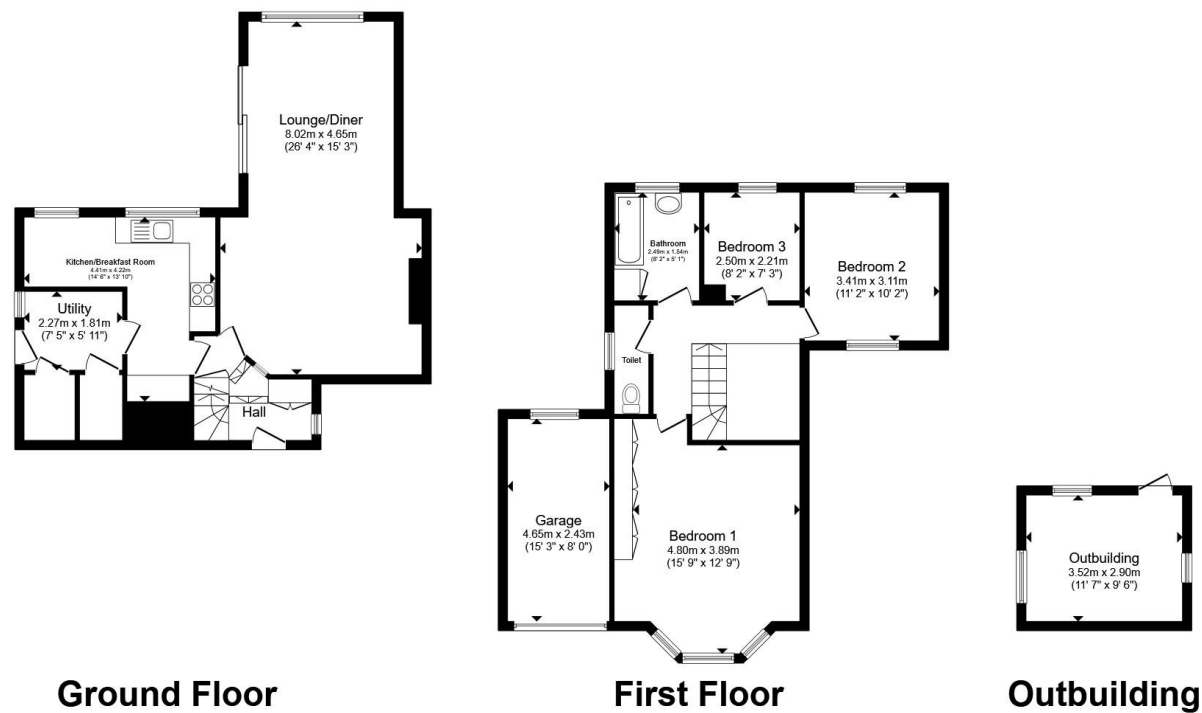
Nestled in the heart of Westdene, this charming semi-detached house offers a rare opportunity to enjoy tranquil living while remaining perfectly connected to the best of Brighton and Hove. Boasting three spacious double bedrooms, this property provides flexible accommodation ideal for families, downsizers, or those looking for a generous home.

A highlight of the property is its remarkable rear garden - a true sanctuary that evokes the feeling of a private forest. With mature planting, picturesque paths, and plenty of space for children to play or for summer entertaining, it's an outdoor haven seldom found in the area. For those who need parking, the driveway and garage allow for multiple vehicles, ensuring convenience for every member of the household.

Inside, the home is presented in fair condition, offering a fantastic canvas for modernisation and personal touches. The living space is bathed in natural light, emphasised by fantastic views over the leafy neighbourhood from both the home and garden.

Location is everything, and this property sits enviably close to Westdene Primary School, one of the area's most highly regarded schools, making this bungalow an excellent choice for families with young children. Commuters and explorers alike will benefit from easy access to the A27 and A23, ensuring seamless journeys to central Brighton, the South Downs, and beyond. Opportunities to secure a home of this calibre and potential in Westdene are few and far between. Arrange a viewing to experience its unique charm and outstanding setting for yourself.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 134.6 m² (1,449 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Hillcrest, Brighton

- THREE DOUBLE BEDROOM SEMI-DETACHED HOME
- LARGE OUT BUILDING WITH POTENTIAL TO CONVERT
- BEAUTIFUL REAR GARDEN THAT FEELS LIKE A WOODLAND
- GARAGE AND DRIVEWAY
- OPPORTUNITY TO IMPROVE AND UPDATE
- EASY ACCESS TO A23 AND A27
- WESTDENE PRIMARY SCHOOL

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106898



Property Ref:
PRP106898 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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