



Guide Price  
£300,000  
Leasehold

## Hillcrest, Brighton

- A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT
- LOCATED ON THE GROUND FLOOR
- STYLISH, MODERN DECOR THROUGHOUT
- NO ONWARD CHAIN
- SINGLE GARAGE
- LONG LEASE
- FANTASTIC VIEWS OVER WESTDENE
- PRIVATE STORAGE UNIT

\*\*\*GUIDE PRICE: £300,000 - £325,000\*\*\*

Robert Luff & Co are delighted to offer to market this beautifully presented two bedroom apartment situated in the sought-after Westdene location, just a short stroll from captivating National Trust country walks and conveniently located near local shops and Westdene Primary School. The city centre shopping districts and beach are also within easy reach as well as Preston Park Station making it ideal for the London commute. Also within close proximity A23/A27 which has direct and fast access to the universities, airports and London.

The accommodation within the property is arranged over one floor and briefly comprises two double bedrooms, modern fitted bathroom, modern fitted kitchen with integrated appliances and spacious living area. Also benefiting from a single garage, private storage unit and long lease.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
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## Accommodation

Entrance Hall

Kitchen 13'1 x 8'6 (3.99m x 2.59m)

Living Room 17'3 x 11'9 (5.26m x 3.58m)

Bedroom One 14'1 x 11'10 (4.29m x 3.61m)

Bedroom Two 11'10 x 11'4 (3.61m x 3.45m)

Bathroom

Garage

Storage Unit

### AGENTS NOTES

Leasehold - Remainder of a 999 year lease

SC:

EPC: C

Council Tax Band: B



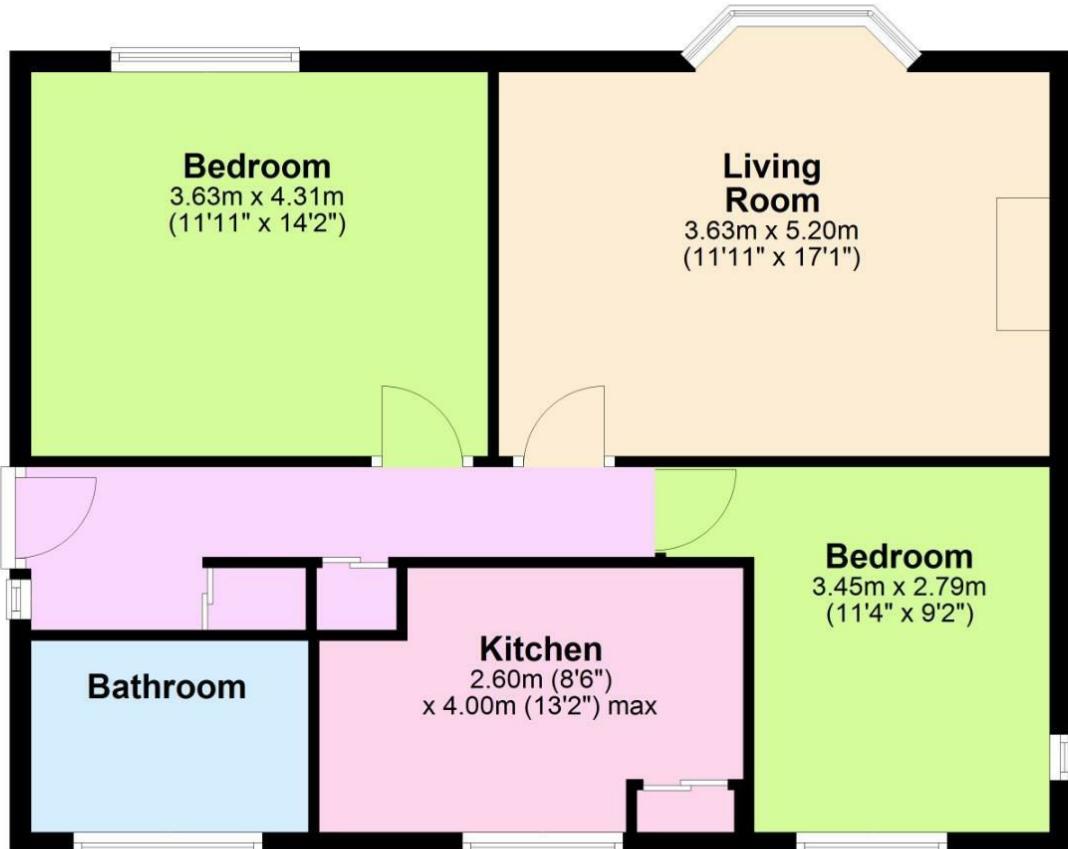
28 Blatchington Road, Hove, East Sussex, BN3 3YU

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## Floor Plan

Approx. 69.3 sq. metres (745.4 sq. feet)



Total area: approx. 69.3 sq. metres (745.4 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.