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## 14 Hillbrow Road

Brighton, BN1 5JP

### Offers In The Region Of £850,000

Situated within the leafy and elevated Withdean district of Brighton, is this well maintained and imposing double fronted, three bedroom, two bathroom detached family home with its landscape rear garden, garage and off-road parking

Entering this bright and spacious family home, to one side there is a dual aspect sitting room and an adjoining study, on the other side is a second reception room and sitting behind it is a well equipped kitchen/dining room that overlooks the landscape rear garden. There is also a ground floor shower room/WC.

On the first floor are three double bedrooms and a family bathroom/WC, with access to an extensive roof space. There is the potential to extend and create additional accommodation if required ( snpp )

To the front is a double width private drive leading to a single garage, whilst to the rear is a large paved terrace leading up to a large lawned garden.

- Three Double Bedrooms
- Dual Aspect Sitting Room
- Second Reception Room & Study
- Fitted Kitchen / Dining Room
- Ground Floor Shower / W.C.
- Family Bathroom / W.C.
- Established Front & Rear Gardens
- Garage & Off Road Parking
- Council Tax Band E
- Potential to Extend if Required ( SNPP )

#### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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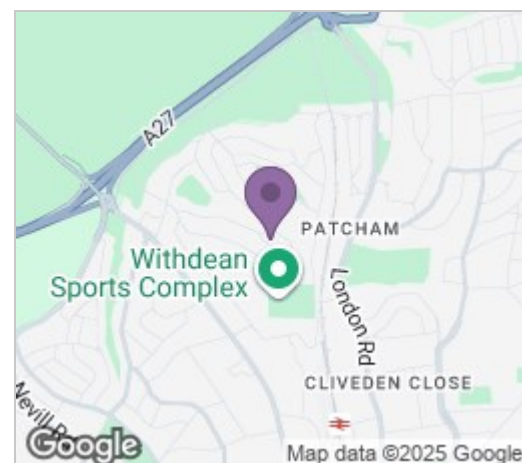
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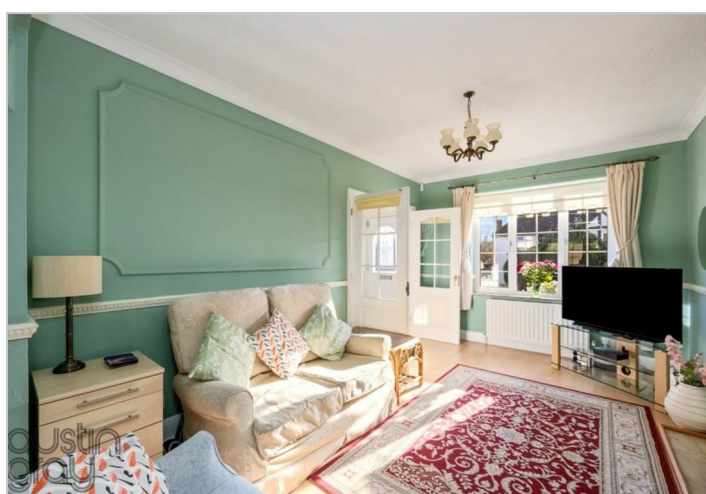
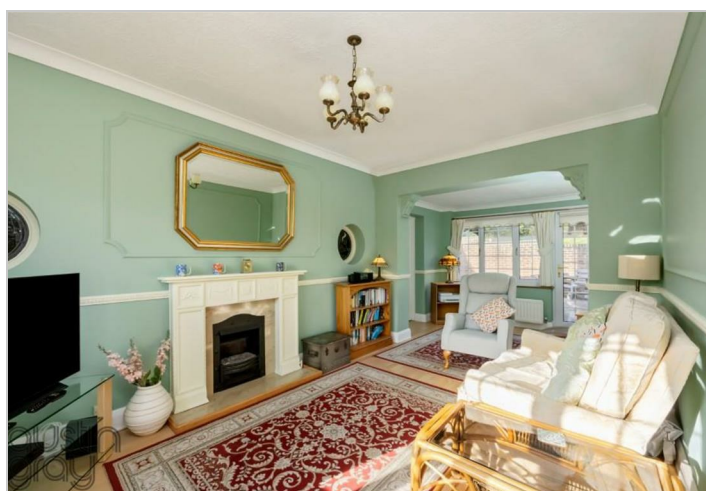
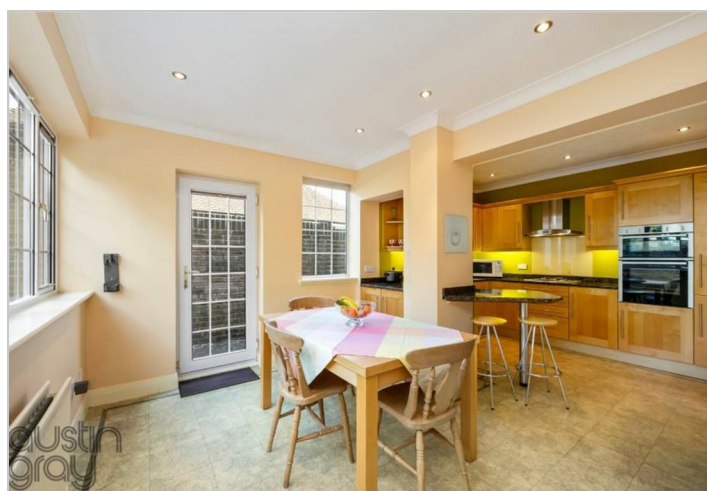
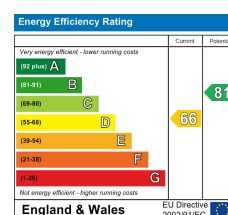
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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