



## 5 HILLCREST COURT HILLCREST BRIGHTON, BN1 5FR

LEASEHOLD

Located in the very popular Westdene area of Brighton, this bright and spacious two double bedroom ground floor apartment boasts well proportioned rooms and a very practical layout.

One of the standout features of this property are the stunning views across Westdene and the Downs as well as its superb location with captivating National Trust country walks and conveniently located near local shops and Westdene Primary School. The city centre and seafront are also within easy reach as well as Preston Park Station with a direct link to London. The A23/A27 which has direct and fast access to the universities, airports and London is also with easy access.

Additionally, the development enjoys use of the communal gardens surrounding.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





## Flat 5 Hillcrest Court

Approximate Gross Internal Area = 74.2 sq m / 799 sq ft

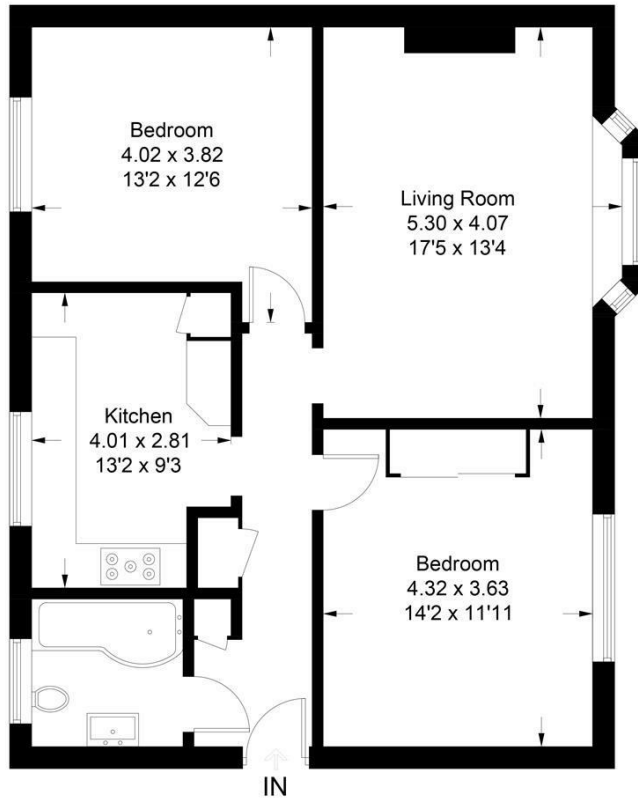
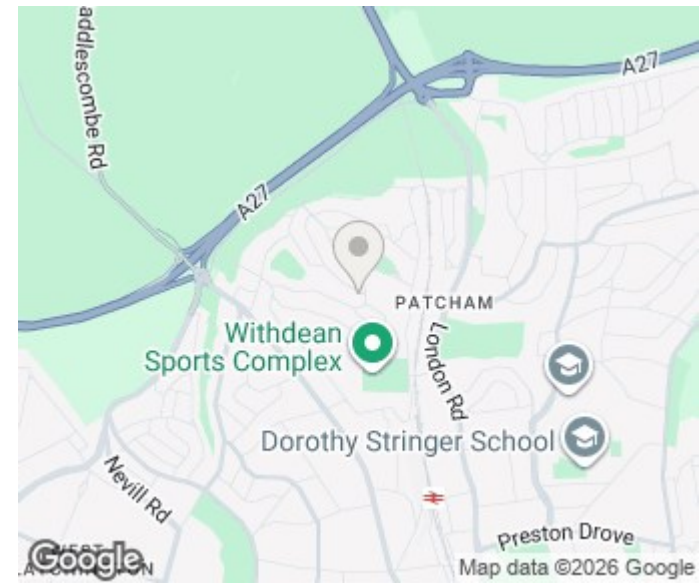


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1282599)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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