



HILTONS ESTATES

SUSSEX ROAD, SOUTHALL, UB2 5EF

OFFERS IN REGION OF £509,950





Situated in a lively and well-connected part of Southall, this spacious four-bedroom (HMO Licenced) mid-terrace home is set across three floors and includes a smart loft conversion, offering plenty of room for modern family living. With two bathrooms, there's no shortage of comfort and convenience.

The ground floor features an open-plan living and dining area that flows nicely into a modern kitchen—ideal for both everyday life and entertaining. Step outside to a private rear garden, where you'll also find a fully self-contained annexe. Whether you're hosting guests, working from home, or exploring rental opportunities, the space is incredibly versatile.

Located just a short walk from Southall THE GREEN, local schools, and places of worship, the property also benefits from excellent transport links, including the Elizabeth Line—making commuting to Central London or Heathrow fast and easy.

This is a great opportunity for families looking to settle in a vibrant community, or for investors seeking strong rental potential. Viewings are highly recommended.

#### HMO Licenced Property

Four bedrooms, two bathrooms over three spacious floors

Private garden with self-contained annexe

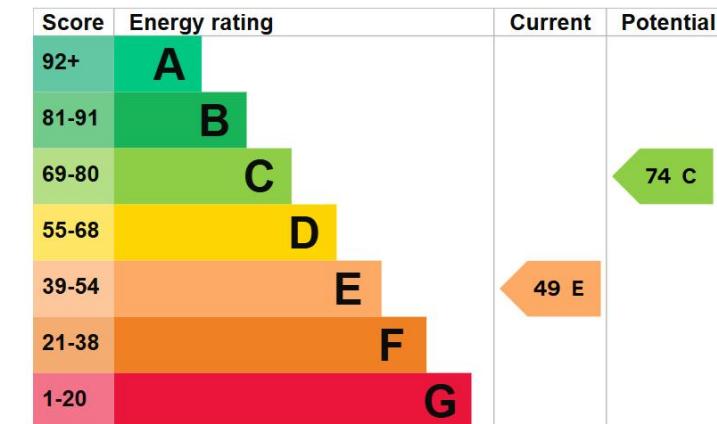
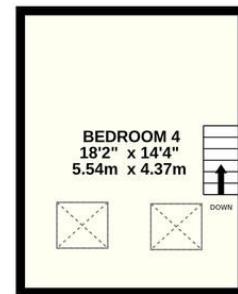
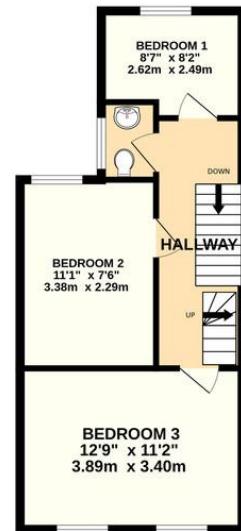
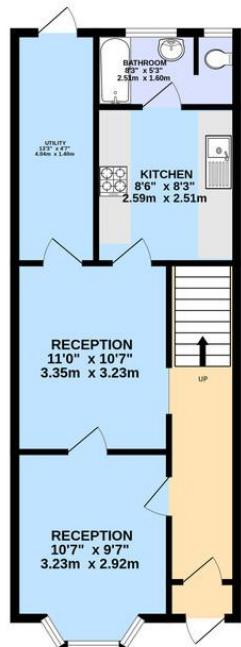
Prime UB2 location near Southall Broadway & amenities

Excellent transport links, including the Elizabeth Line

GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.

1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

2ND FLOOR  
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 1364 sq.ft. (126.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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