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## West Hill Street

Brighton, BN1 3RR

£650,000

Located within the heart of the West Hill Conservation area is this lovely 2/3 bedroom, Victorian, terraced, family home offered in immaculate order having been improved in recent years by the current owners, being within a few minutes' walk of Brighton Station.

West Hill Street lies adjacent to West Hill Road and Buckingham Road, numerous bars, delis, cafes, restaurants and other entertainments can be found at the nearby Seven Dials. Brighton Mainline Station is a short walk of the house, which provides North bound commuters lines to central London (direct to London Victoria, London Bridge, St Pancras and London Blackfriars). The bustling Brighton centre, seafront and promenade are all close by. Churchill Square shopping mall along with the cosmopolitan North Laine district with its array of eclectic boutiques, cafes and entertainments are easily accessible, as is the bustling and popular Seven Dials. Schools catering for all ages are well represented throughout the City.

This lovely terraced home, having recently undergone external redecoration is brought to the market offering a wealth of character and charm as evident by cast-iron fireplaces, ornate ceiling cornices, roses and sash windows. Generous accommodation is arranged over three floors with an occasional third bedroom or office room with an adjoining cloakroom situated on the lower ground floor, whilst also allowing access out to the rear garden. A beautiful and recently fitted kitchen/ breakfast room overlooks and leads out to the rear garden. On the half landing is a spacious bathroom/WC, in addition to a separate cloakroom, and on the first floor are two double bedrooms.

### 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

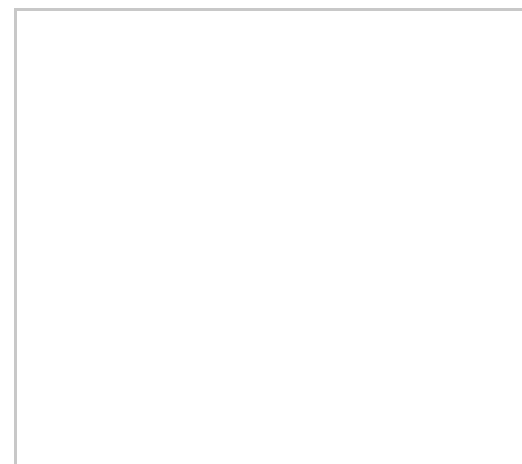




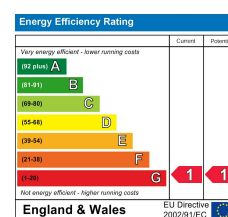
## Floor Plan



## 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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