austin gray

6 West Hill Street, Brighton, BN1 3RR
Offers in the region of £675,000



22/03/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

6, West Hill Street
BRIGHTON
BN1 3RR

Energy rating **D**

Valid until 20 April 2025	Certificate number 0837-2858-7240-9395-6941

Property type
Mid-terrace house

Total floor area
92 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

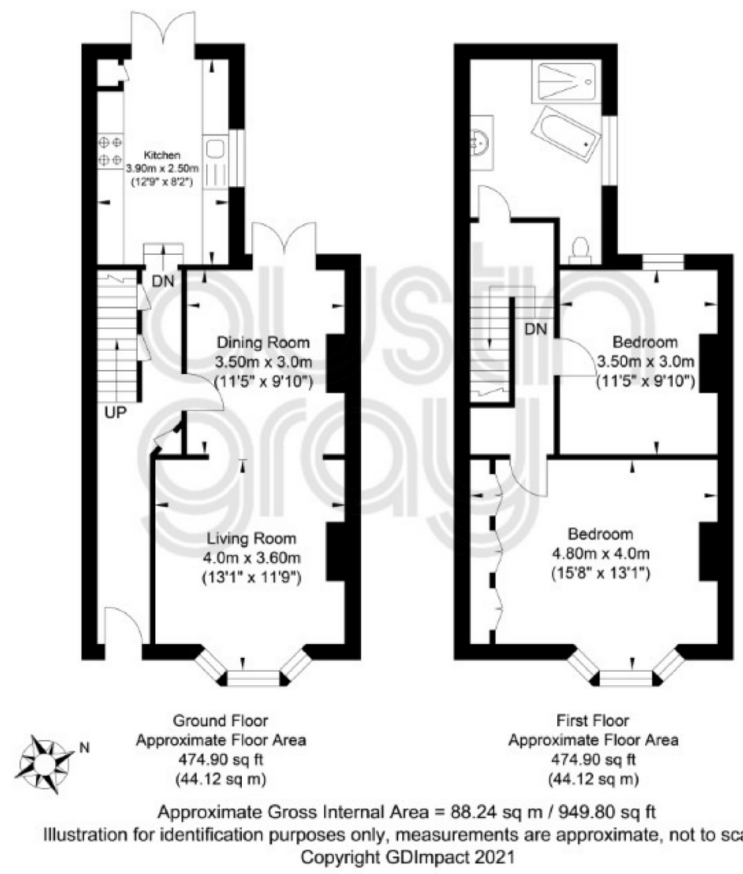
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

See how to improve this property's energy performance.

West Hill Street, Brighton



Approximate Gross Internal Area = 88.24 sq m / 949.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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**** Contact us for a Virtual Walk Through Viewing ****

An immaculately presented two double bedroom Victorian terraced home to be found within the highly sought-after West Hill conservation area and is offered for sale with no onward chain.

Having been subject to extensive refurbishment by the current owners, this beautiful home boasts many benefits some of which now include its replacement wooden double glazed windows to the front and modern double glazed contemporary windows and doors to the rear, carpeted and Amtico flooring throughout along with plantation shutters. A modern and replaced fitted kitchen has integrated appliances including induction hob, extractor hood, fan assisted oven, washing machine, and dishwasher. On the half landing is a modern bathroom/WC with under floor heating along with its freestanding oval bath and walk-in shower and blue tooth speakers. To the rear is decked and walled garden







West Hill Street is tucked quietly away between Buckingham Road and West Hill Road, with an array of cafes, delis, bars and restaurants can be found at the nearby Seven Dials. Brighton Mainline Station is a short walk away with direct commuter lines to central London (London Victoria, London Bridge, St Pancras and London Blackfriars) and Gatwick Airport. The seafront, shopping centres and cosmopolitan North Laine district with its eclectic boutiques and entertainments are also all easily accessible. Schools catering for all ages are well represented throughout the city.

Front door opening into the entrance hall with stairs rising to the first floor with storage beneath, metres cupboard.

A spacious, dual aspect bay fronted living / dining room has a double glazed sash bay window to the front with plantation shutters and at the opposite end are modern double glazed French doors leading out to the rear garden. Radiators, stone fireplace with a slate hearth and fitted shelving to either side.

Sitting at the rear of the house is a beautifully re-fitted and modern kitchen with its range of marble work tops with a comprehensive range of cupboard and drawer storage both above and below, along with a host of integrated appliances. Space for American style fridge/freezer, cupboard housing the Worcester combination boiler along with a water softener. Double glazed window to the side overlooks the garden whilst double glazed French doors provide access out into garden.

Returning to the entrance hall carpeted stairs rise to half landing.



Modern contemporary bathroom has a feature freestanding oval bath with a walk in shower behind, wall hung WC and contemporary wash basin with storage beneath, feature tiled wall and suspended lighting, extract fan Opaque sash window to side and radiator.

First floor landing. Access to loft space via a re-retractable ladder.

There are two double bedrooms, the first being a large bay fronted bedroom situated in front with extensive built-in wardrobes to one wall, mirrored radiator. The second bedroom sits at the rear of the house and overlooks the walled garden below, radiator

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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