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## 6 West Hill Street Brighton, BN1 3RR Price Guide £725,000

Guide Price £725,000 - £750,000

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.

### 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.

- Two double bedrooms
- Fitted Kitchen with appliances
- Modern bath / shower room/w.c.
- Through lounge / dining room
- Immaculate order throughout
- Walled patio rear garden
- Short walk of Brighton station
- Gas central heating
- No onward chain
- Sole agents



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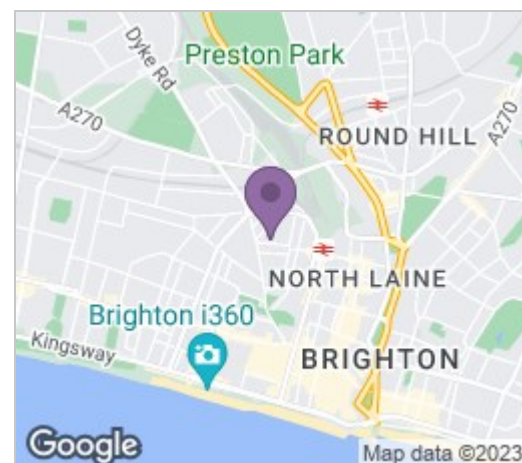
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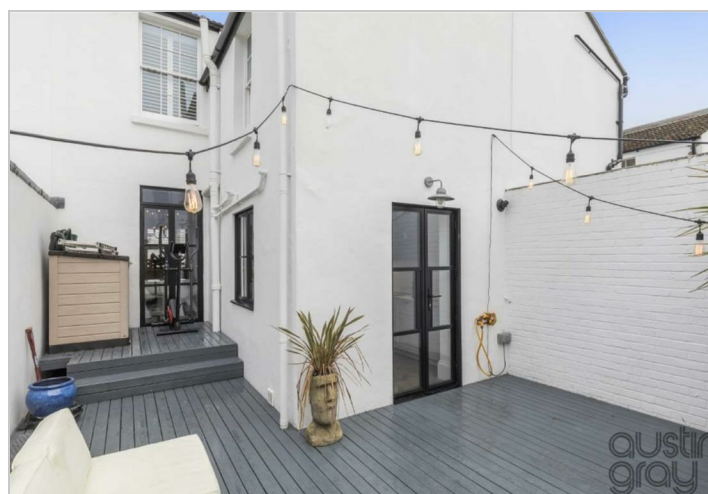
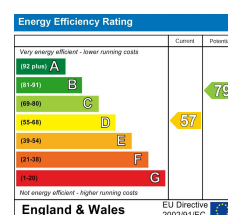
## Floor Plan



## 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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