

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray



7a West Hill Place

Brighton, BN1 3RU

Price Guide £575,000



7a West Hill Place



Located within the highly sought-after West Hill Conservation Area, this attractive period home sits in one of Brighton's most desirable and well-connected neighbourhoods. Known for its charming architecture and quiet residential feel, the area is just moments from Brighton Station, making it ideal for commuters, while the city centre, Seven Dials and the seafront are all within easy walking distance. A range of independent cafés, local shops, green spaces and well-regarded schools are also close by.

This substantial and versatile terraced home is arranged over three floors, offering generous and flexible accommodation suited to modern living. Rarely available, the property further benefits from two private outdoor spaces, including a secluded rear garden and a first-floor balcony.

The ground floor features a bright entrance hall leading into a spacious lounge that spans the depth of the property, creating a comfortable and inviting living space. To the rear, a separate dining room flows into the kitchen, ideal for both everyday living and entertaining. A conservatory opens directly onto the garden, enhancing natural light, while a ground floor W.C. adds practicality.

On the first floor are two well-proportioned double bedrooms. The principal bedroom sits to the front, while the second bedroom enjoys direct access to a private balcony. This level also includes a family bathroom and a separate W.C.

The top floor provides three further rooms, offering excellent flexibility for use as additional bedrooms, home offices or hobby spaces, making it ideal for growing families or those working from home.

- Located in the highly sought-after West Hill Conservation Area
- Moments from Brighton Station, ideal for commuters
- Attractive period terraced home full of character
- Arranged over three spacious floors
- Secluded rear garden offering a peaceful outdoor retreat
- Generous through lounge with excellent natural light
- Separate dining room leading into kitchen
- Private balcony accessed from first floor bedroom
- 1,244 Sqft!



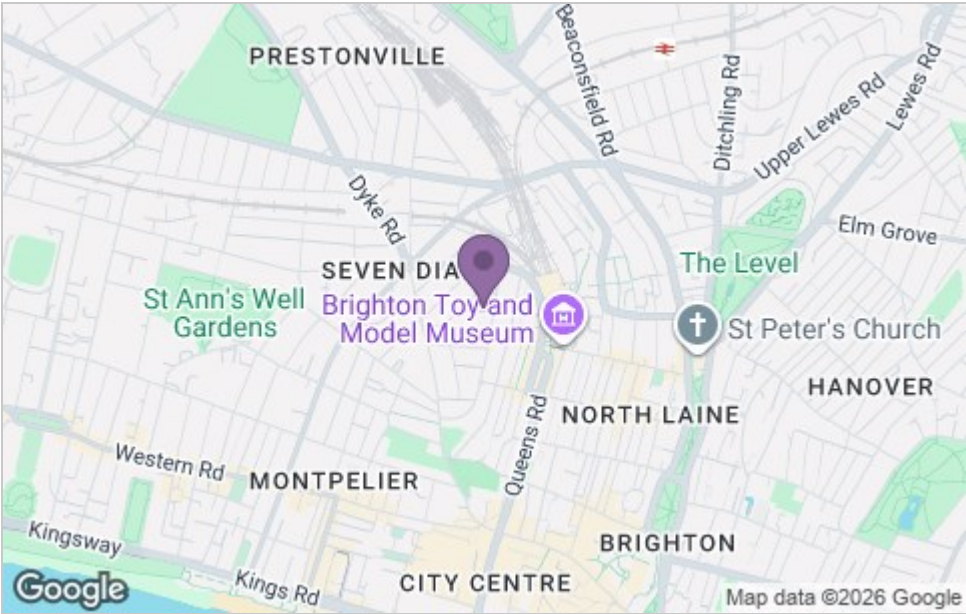
austin gray



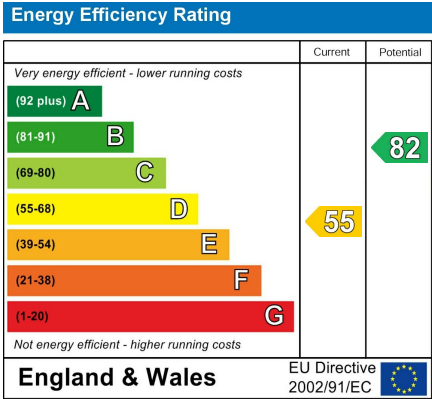
Floor Plan



Area Map



Energy Efficiency Graph



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.

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.

