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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.

Gated entrance leading to a covered entrance with glazed front door opening into

Entrance vestibule with further glazed door opening into

Entrance hall

Radiator, stripped and polished wooden floor, stairs with central runner rising to the first floor, feature glass wall and stairs descending to the lower ground floor.

Through lounge/dining room

Sash bay window to the front with a fitted window seat, cast-iron open fireplace with tiled hearth and sides, fitted storage to either side, corniced ceiling and rose, archway to

Dining room

Window to the rear with radiator beneath, fitted shelving and storage.

Kitchen/breakfast room

Recently refitted with comprehensive range of cupboard and drawer storage, quartz work surfaces, space for five ring gas range and extractor

hood above, space for fridge/freezer, Integrated dishwasher, dual aspect with window to the side and rear, door to the rear patio garden, storage, radiator, combination boiler, oak flooring with underfloor heating.

Returning to the entrance hall

Stairs descending to lower ground floor, cellar storage.

Occasional third bedroom / Office room

Radiator, window to rear, fitted storage to one wall. Utility cupboard with space and plumbing for washing machine, etched glazed door leading out to the rear garden, door to

Cloakroom

Enclosed cistern, wash basin, tiled splash backs.

Returning to the entrance hall stairs rise to half landing access to the roof space.

Bathroom/WC

White suite comprising of open ended bath with mixer taps and shower attachment and curtain rail, wash basin,

WC, sash window to side, colour washed and panelled walls, wooden floor, radiator and extractor fan.

Cloakroom

WC, wash basin, radiator, window to the side.

First floor landing

Access to roof.

Bedroom One

Sash window to front, radiator, cast iron fireplace with storage cupboard to one side and bespoke fitted wardrobes to one wall providing hanging and shelved storage.

Bedroom Two

Sash window to the rear, fitted storage.

Outside

Enclosed patio garden with raised flower and shrub borders, steps to the lower ground floor.



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West Hill Street, Brighton



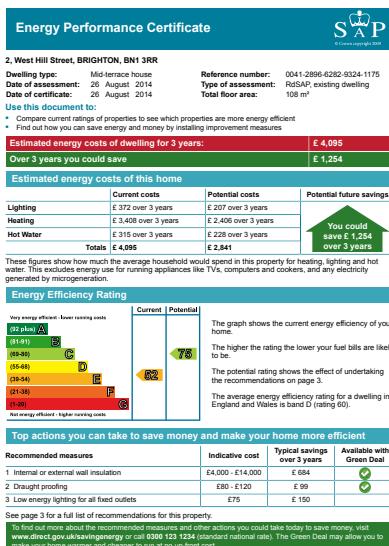
Basement Level
Approximate Floor Area
251.87 sq ft
(23.40 sq m)

Ground Floor
Approximate Floor Area
496.21 sq ft
(46.10 sq m)

First Floor
Approximate Floor Area
496.21 sq ft
(46.10 sq m)

Approximate Gross Internal Area = 115.60 sq m / 1244.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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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