



West Hill Road

Brighton, BN1 3RT

mishons

Light, space and character come together beautifully in this elegant West Hill Road home.

Set within the ever-popular Montpelier & Clifton Hill Conservation Area, this three-bedroom terraced house is a lovely example of a Brighton home that offers both character and practicality, all within easy reach of Seven Dials, Brighton Station and the seafront.

The house is well presented throughout and has a natural flow to it. On the ground floor, two generous reception rooms have been opened up to create one large living and dining space. High ceilings and large windows give the room a wonderful sense of scale, while natural light pours through from front to back.

Beyond this is the kitchen, which has been extended into the side return to create a brighter and more usable space. There's plenty of worktop and storage space, and doors open directly onto the south-facing garden, making it an easy house to enjoy both inside and out.

Upstairs, there are two good-sized double bedrooms along with a spacious family bathroom featuring both a bath and separate shower. There is also useful loft space above.

The lower ground floor provides a third bedroom, which naturally stays cooler during the warmer months and could equally work well as a guest room, home office or additional living space. A separate W.C. can also be found on this floor.

Outside, the south-facing garden enjoys sunshine throughout much of the day and offers a peaceful spot to relax, entertain or enjoy a morning coffee.

West Hill Road is one of Brighton's most sought-after locations, sitting within the Montpelier & Clifton Hill Conservation Area. Seven Dials is just around the corner with its excellent selection of independent cafés, restaurants and local shops, while Brighton Station, the city centre and seafront are all within easy walking distance.

The property is offered for sale chain free.

 **Guide Price** £750,000 - £800,000

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TOTAL FLOOR AREA:
1439.2 sq. ft. (133.1 sq. m.) approx



Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



Whatever you're looking for...
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