



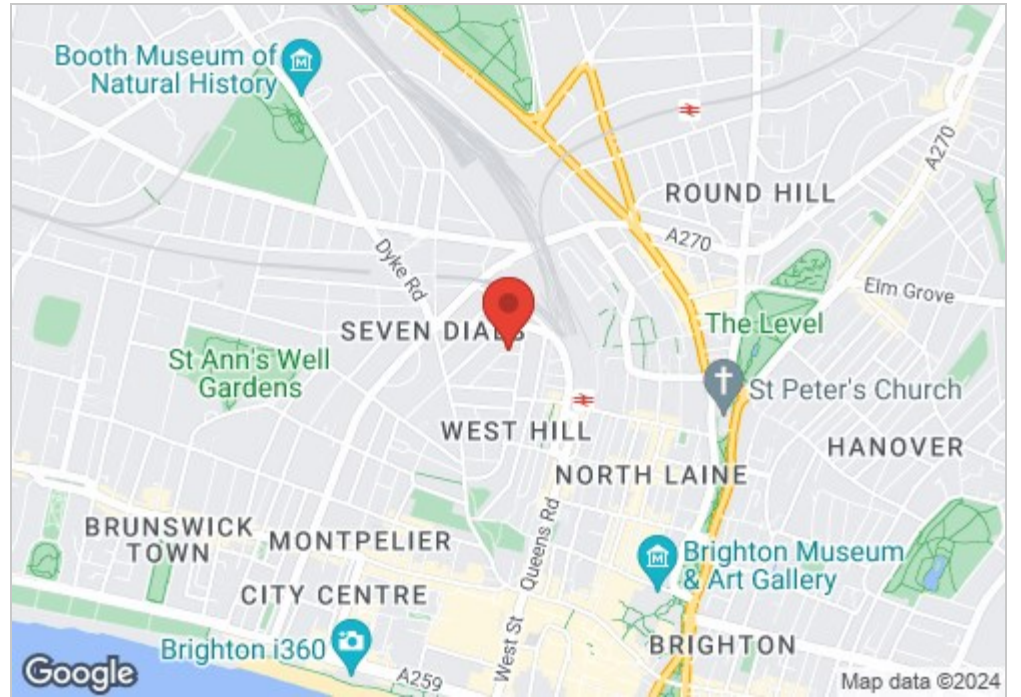
46 West Hill Street

Brighton, BN1 3RS

Guide price £675,000

A lovely, beautifully presented and appointed Victorian terraced house ideally located in the heart of the West Hill Conservation Area, close to all amenities and Brighton mainline station.

Situated in a highly regarded prime central location, close to the fashionable Seven Dials with an extensive range of shopping facilities, coffee shops and restaurants as well as being very accessible for Brighton station. This attractive bay fronted period home, sits back from the road in a pleasant whitewashed terrace and has been extensively improved by the present owners in recent years. Offered for sale in excellent decorative condition throughout the property provides lovely light, well proportioned living space arranged over two floors making this a comfortable, but easily managed home. Features include a beautifully fitted modern kitchen with integrated appliances, superbly appointed large luxury shower room and a lovely light filled living/dining room. Worthy of additional mention is the pleasant enclosed rear courtyard garden. There is also the opportunity to expand into the roof space, subject to the necessary planning consents. An early viewing of this superbly located character home is very highly recommended by the owners Sole Agent



- Lovely bay fronted Victorian home
- Convenient for Seven Dials and Brighton mainline station
- Light and airy
- Fabulous large luxury shower room
- Pleasant enclosed courtyard garden
- Highly regarded West Hill Conservation Area
- Beautifully presented and appointed
- Superbly fitted modern kitchen
- Downstairs WC
- Potential to expand into the roof space (subject to planning)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WEST HILL STREET
 Approximate Gross Internal Area = 89.24 sq m / 960.57 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

GROUND FLOOR
Approximate Floor Area
480.28 sq ft
(44.62 sq m)

FIRST FLOOR
Approximate Floor Area
480.28 sq ft
(44.62 sq m)

