



## West Hill Street, Brighton

Guide price £675,000 - £725,000



### Property highlights

- Period terraced family home with original features
- Located in the sought-after Seven Dials area of Brighton
- Within walking distance of Brighton Station and the city centre
- Recently renovated throughout to a high standard
- Beautifully designed kitchen with island breakfast bar
- Accommodation is arranged over three floors
- Three bedrooms with built-in storage
- Spacious family bathroom with bath, shower, and utility cupboard
- En-suite shower room
- Rear patio garden with mature plants and watertight shed



Guide price £675,000 – £725,000. This terraced home is arranged over three floors and provides stylish and practical accommodation for a family to enjoy. Set in a beautiful Victorian period property on a picturesque street, it has been modernised throughout while still retaining some original features.

#### The Property

As you approach this home you're met with a smart white-painted frontage with an easy-to-maintain planter and attractive turquoise front door. You enter a welcoming hallway with blue geometric floor tiles in keeping with the property's period features. A practical under-stairs cupboard provides a home for shoes, coats, and pushchairs, but has the potential to convert into a downstairs WC if required.

Spanning the length of the house is a bright living room boasting a bay window with shutters overlooking the street. A fireplace with a pretty tiled surround has recently been fitted, and built-in cupboards and shelves provide ample space for books, toys, and ornaments. Karndean wooden floors add a sense of luxury and 'Brighton Gin' inspired paint covers the walls. At the end of the room, next to the patio doors leading to the garden, is space for a dining table and desk for working from home.

At the back of the house, also with access to the garden, is the stylish kitchen. Ocean blue walls complement hexagonal wall tiles and modern grey cupboards are finished off with wooden work surfaces. A centre island provides additional space for cooking and a breakfast bar makes it the perfect spot for quick meals. The kitchen has underfloor heating, a butler sink, an integrated dishwasher, a gas hob, and a built-in double oven.

Newly carpeted stairs lead to the first-floor split-level landing where you'll find two double bedrooms and a luxuriously large bathroom with a bath, shower, and built-in utility cupboard. Both double bedrooms have built-in wardrobes and the primary bedroom has a cast-iron feature fireplace and built-in shelves.

Stairs continue up to the second floor where you'll find a charming third bedroom which has been built into the pitch of the roof. Velux windows bathe the room in light and there's a handy en-suite shower room. This room offers a great deal of versatility and can be used as a bedroom, nursery, home office, movie room, or guest suite. There's also access to the eaves providing more storage space.

Outside to the rear is a charming and easy-to-maintain patio garden with mature plants and built-in seating. Here, you don't feel overlooked and can relax in the sun in peace. There's a watertight shed for storage and a handy outdoor tap.

This property is Freehold and the council tax band is D.

#### The Area

This property is positioned within the charming West Hill Conservation area, nestled on West Hill Street. Enjoying a prime location, it is just moments away from the bustling Seven Dials, renowned for its diverse selection of locally owned bars, delis, cafes, and restaurants. Brighton city centre is less than a mile away, and the seafront with its pebbled beaches, infamous pier, and amenities can be reached on foot in under twenty minutes.

## Schools

Brighton isn't short of good schools for children of all ages and West Hill Street is well situated for easy access to a number of them. Brighton Girls Independent School is an eight-minute walk away and Brighton College can be reached in ten minutes by car. Local state schools include St Mary Magdalen's Catholic Primary & Nursery School, St Paul's C of E School, Cardinal Newman Catholic School & Sixth Form, and BHASVIC College.

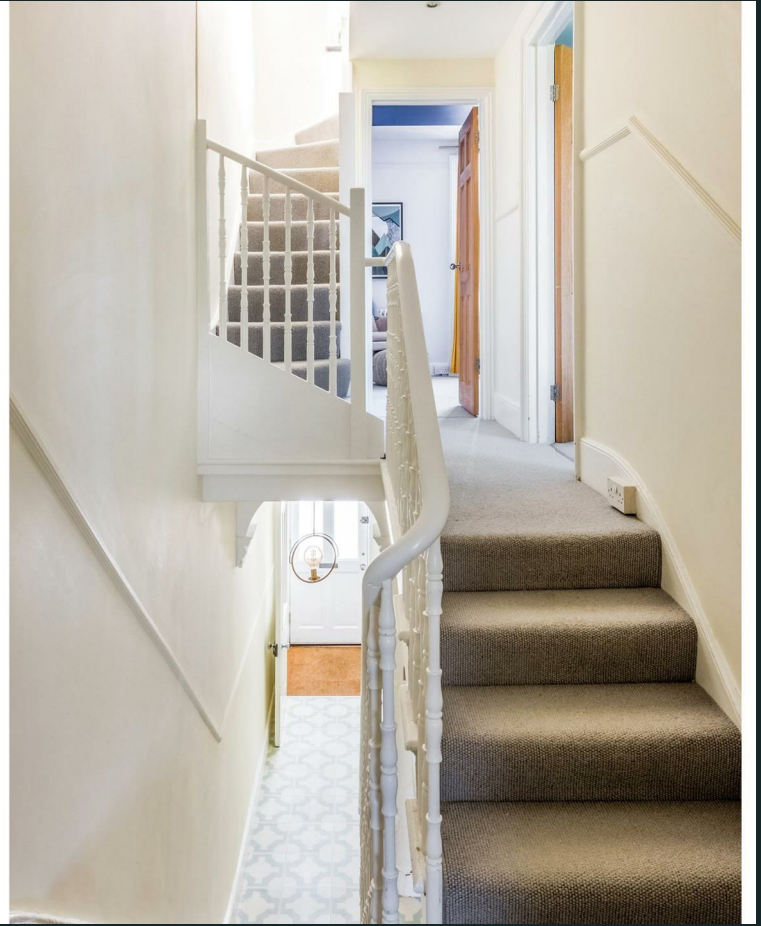
## Transport Links

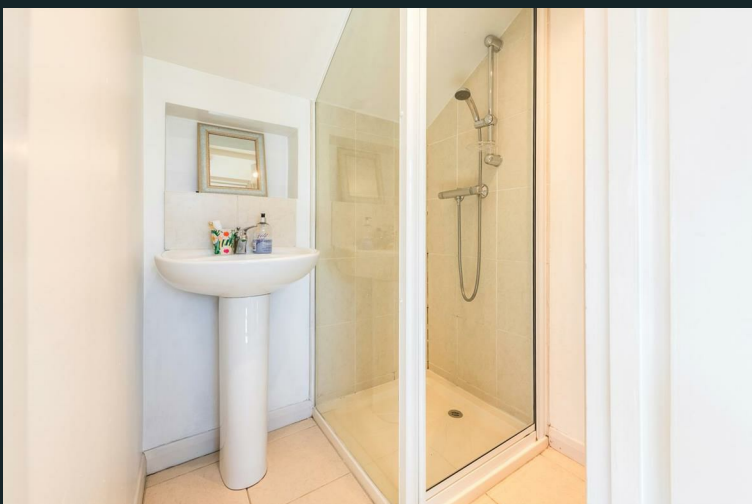
This property is located 0.2 miles from Brighton mainline station, making it highly convenient for London commuters. Brighton city centre is approximately 0.9 miles away and regular bus services run from the property into the centre of town and along the coast. For those with a car, there is on-street permit holder parking. The A27 with its links along the south coast and north towards London is under 3 miles away.

## What We Think

"This house has been lovingly renovated over the years into a family home that anyone would want to show off to their friends and family. Clever practical touches have been added, such as the bespoke under-stairs cupboard, to make family life easier."

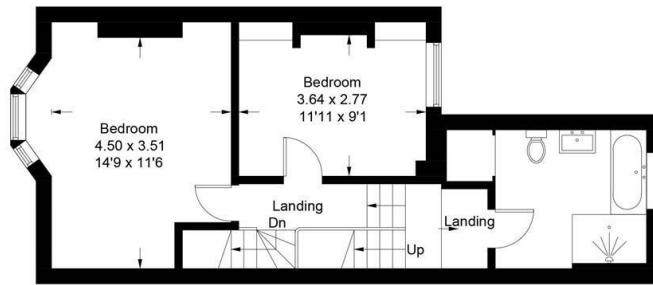
Abi Radford, CMO & Co-Founder at Number Twenty Four



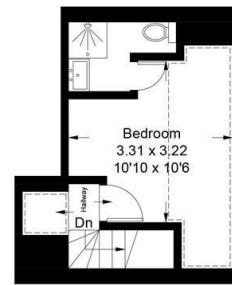


## 49 West Hill Street, Brighton

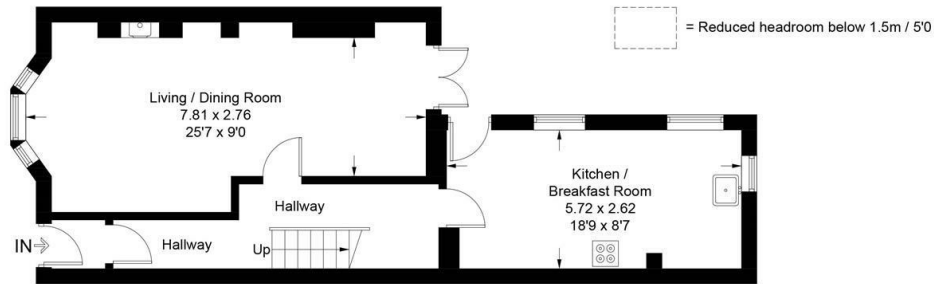
Approximate Gross Internal Area = 116.0 sq m / 1249 sq ft



First Floor



Second Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1084254)

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