



West Hill Place, Brighton BN1 3RU

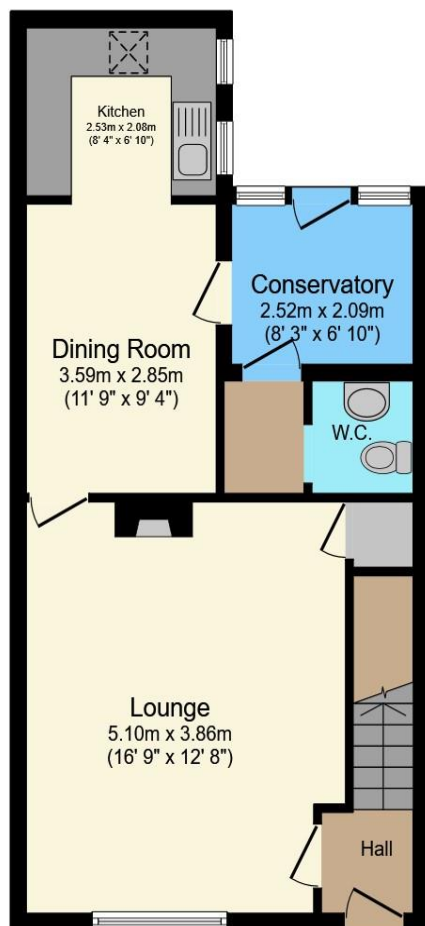
The extremely sought after versatile family home located in the ever popular West Hill conservation area is the perfect family home. Benefitting from two separate outside areas to enjoy and well presented throughout this is a must see!

welcome to

West Hill Place, Brighton

We are delighted to offer to the market this well presented and versatile terraced house, set in the heart of Brighton this makes for the perfect family home. This rarely available Three bedroom house benefits from having two separate outdoor spaces including a private garden and separate balcony. Set in the sought after West Hill conservation area it is the perfect purchase to enjoy the Brighton lifestyle yet also be in a quiet and calm area of Brighton.

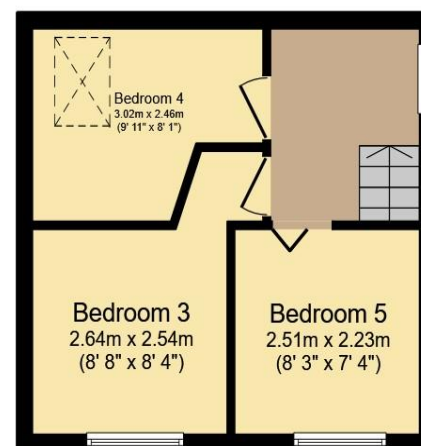




Ground Floor



First Floor



Second Floor

Total floor area 116.9 m² (1,258 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

West Hill Place, Brighton

- Attractive and versatile terraced house
- Well presented throughout
- Sought after West Hill conservation area
- Short walk to Brighton Mainline Station
- All local amenities nearby at Seven Dials or the Town Centre
- Private garden and separate balcony

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of
£600,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF112890



Property Ref:
BHF112890 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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