



West Hill Road, BN2

Guide Price: £250,000 - £260,000

ASTON
VAUGHAN

INTRODUCING

West Hill Road, BN2

1 Bedroom | 1 Bathroom | 1 Reception Room

Occupying the first floor of an attractive period building on one of Brighton's most sought-after residential roads, this beautifully presented one-bedroom apartment combines generous proportions, an abundance of natural light and an enviable location just moments from Seven Dials, Brighton Station and the city centre.

Extending to approximately 574 sq ft (53.35 sq m), the apartment offers well-balanced accommodation throughout. At its heart is an impressive 16'10" x 14'3" bay-fronted living and dining room, flooded with natural light from large sash windows and offering ample space for both relaxing and entertaining. High ceilings, original proportions and bespoke shelving add to the character and sense of space.

The separate modern kitchen is well-appointed with sleek gloss units, generous worktop space, integrated cooking appliances and pleasant rooftop views. Measuring 9'1" x 7'10", it provides an efficient yet practical layout ideal for everyday living.

The generous double bedroom measures 12'1" x 9'10", comfortably accommodating a king-size bed alongside wardrobes and additional furniture, while the stylish contemporary shower room (8'6" x 4'11") has been tastefully finished with a large walk-in shower, modern sanitaryware and a frosted window providing natural light and ventilation.





The thoughtfully arranged floor plan makes excellent use of the available space, with a private entrance leading to the first floor and clearly defined living and sleeping accommodation, creating an ideal home for first-time buyers, professionals, investors or those seeking a Brighton pied-à-terre.

Positioned within the highly desirable West Hill Conservation Area, the apartment is perfectly located for commuters and city lovers alike. Brighton Mainline Railway Station is just a short walk away, providing direct services to London, while the independent cafés, restaurants and boutiques of Seven Dials are right on your doorstep. Brighton's famous seafront, North Laine and Churchill Square are also all within easy walking distance.

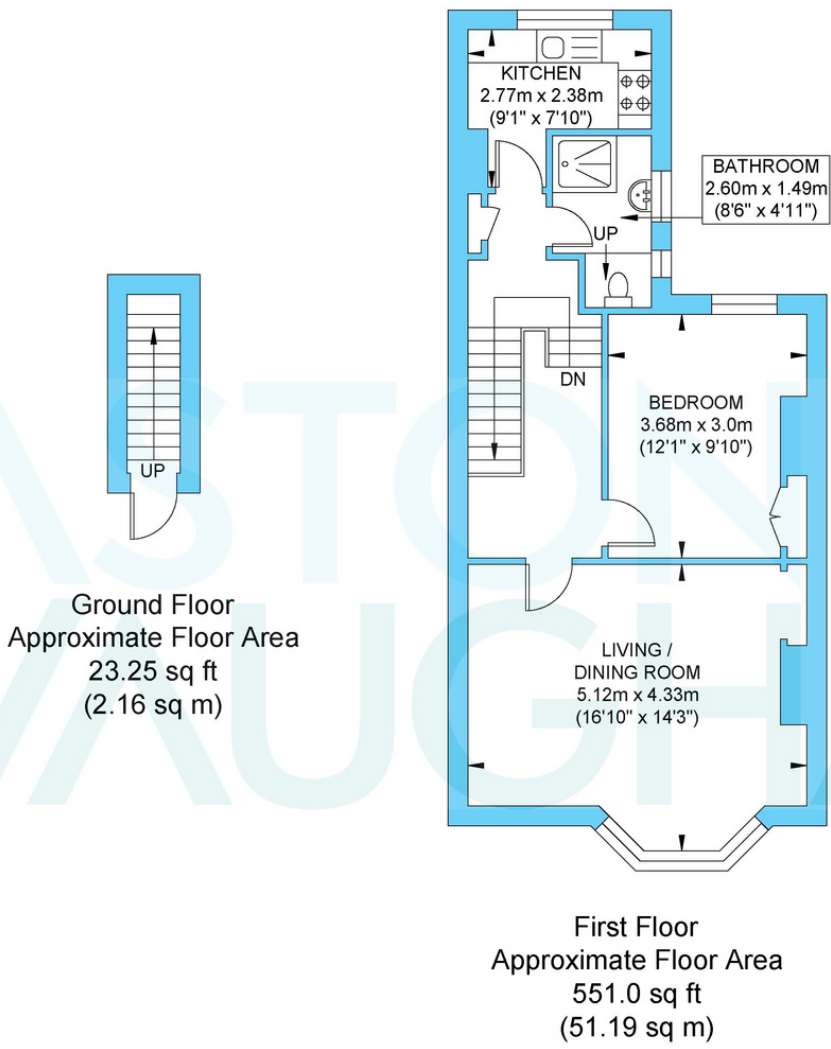
Offering spacious accommodation, an excellent layout, abundant natural light and an outstanding central location, this charming apartment presents a fantastic opportunity to enjoy everything Brighton has to offer.



Good to Know:

7 mins walk from the station with direct trains to Lewes, Gatwick and London with local buses covering the whole of Brighton and Hove, this little known, quiet enclave has its own good primary school as well as easy access to amenities. Just minutes from the al fresco lifestyle of 7 Dials and North Laine, the picturesque Royal Pavilion, its historic Lanes and surrounding arts venues are easy to reach. For those who love the outdoors, the beach, surrounding downland and marina with waterfront restaurants are quick to get to. If you commute by car, Dyke Road gives swift access into the city centre or out to the A23/A27 for the coast, Lewes, Gatwick and London

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Approximate Gross Internal Area = 53.35 sq m / 574.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.