# 54 West Hill Street

Brighton, BN1 3RS

111 Dyke Road, Brighton, BN1 3JE
**Tel:** 01273 964484 **Email:**brighton@pearsonkeehan.com pearsonkeehan.com

# 54 West Hill Street

Brighton, BN1 3RS

## *Offers in excess of £650,000*

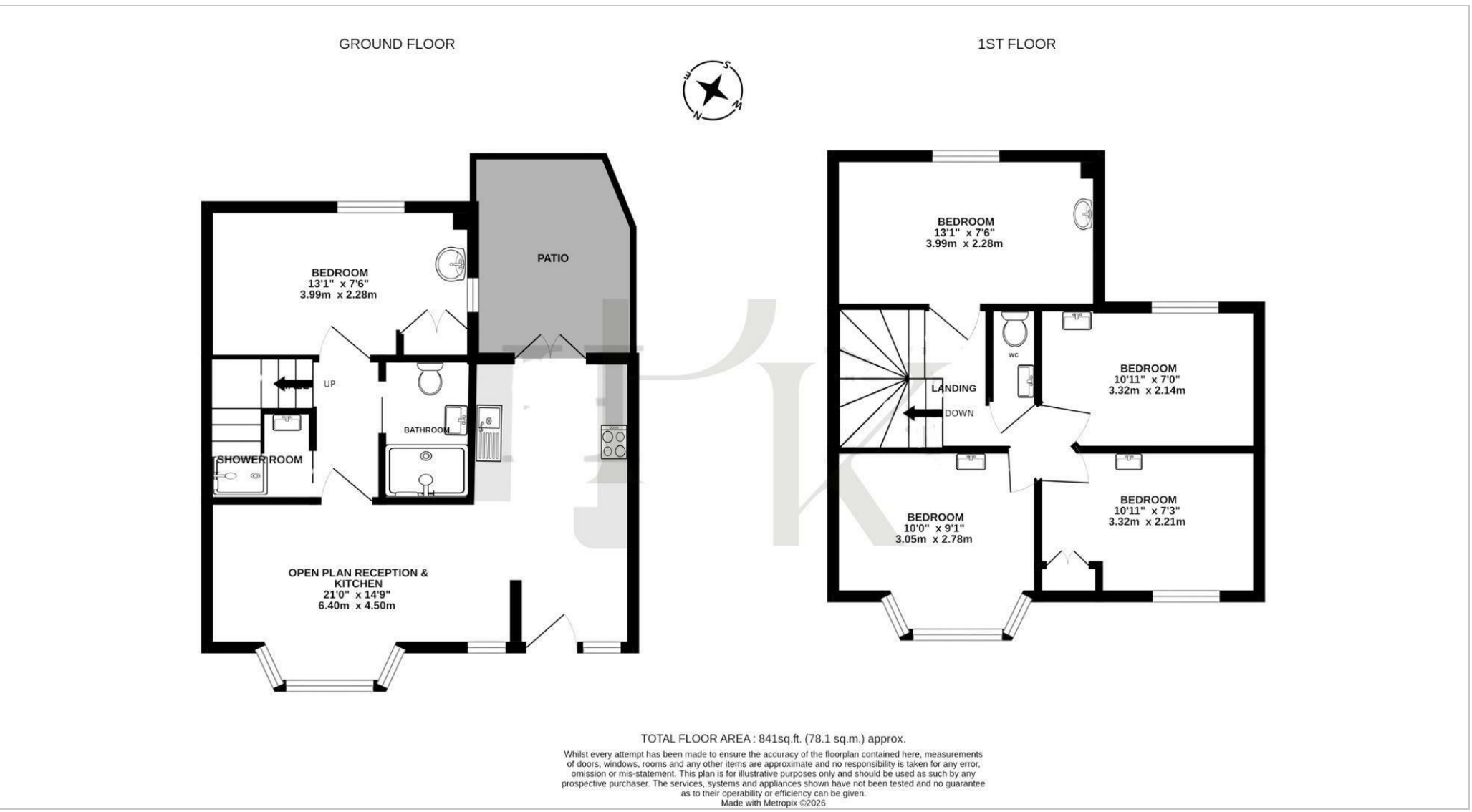
Whether you're searching for a spacious Brighton home or a ready-made investment, this attractive Victorian townhouse offers exceptional flexibility. Arranged over two floors and offered to the market with no onward chain, the property is currently configured as a successful five-bedroom HMO but could equally be reimagined as a wonderful family home.

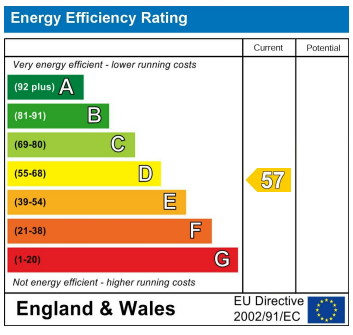
At the heart of the property is a bright and sociable open-plan living space, where the contemporary fitted kitchen flows effortlessly into the reception area, creating a welcoming environment for everyday living, entertaining or communal use. The ground floor also provides a generous double bedroom, a modern bathroom, separate shower room and direct access to a private rear courtyard, offering a peaceful outdoor retreat in the heart of the city.

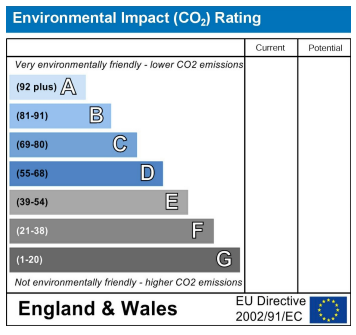
Upstairs, four further well-proportioned bedrooms provide versatile accommodation, served by a separate W.C. and offering flexibility for growing families, those working from home or continued multi-occupancy use.

West Hill Street forms part of the highly regarded West Hill Conservation Area, celebrated for its attractive Victorian architecture, friendly community and enviable convenience. Brighton Mainline Station is just a short stroll away, making it ideal for commuters, while Seven Dials, the North Laine, the city centre and the seafront are all within easy walking distance. A superb selection of independent cafés, restaurants, shops and green spaces, including St Ann's Well Gardens, are all close by.

With its characterful Victorian façade, versatile accommodation, central location and excellent investment credentials, this is a rare opportunity to acquire a property that offers both immediate income potential and exciting long-term possibilities.




Pearson Keehan