

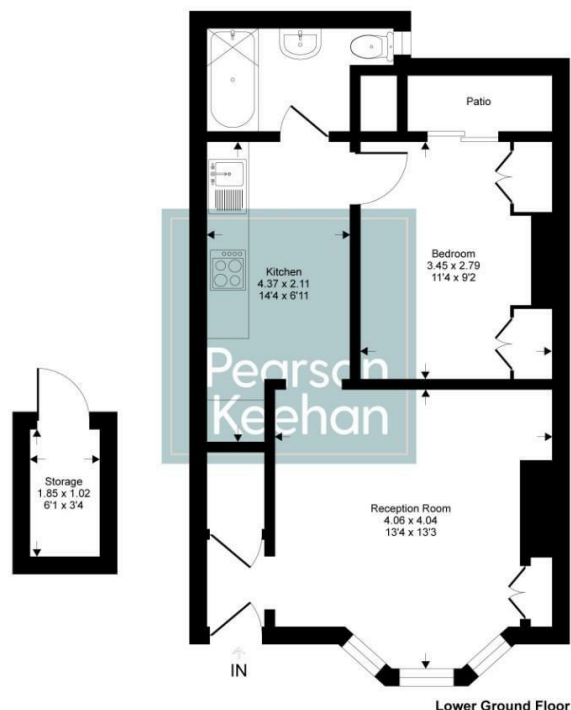


West Hill Road, Brighton, BN1 3RT

Guide price £270,000 - Leasehold - Share of Freehold

West Hill Road, BN1

Approximate Gross Internal Area = 43 sq m / 461 sq ft
 Approximate Storage Internal Area = 2 sq m / 20 sq ft
 Approximate Total Internal Area = 45 sq m / 481 sq ft



Lower Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of floors, windows and doors is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Guide Price: £270,000-£280,000

Discover the charm of this delightful one bedroom lower ground floor apartment, featuring a quaint private courtyard, found in this sought-after West Hill Conservation area at the heart of vibrant Brighton.

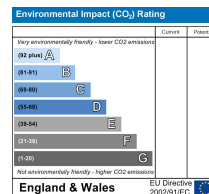
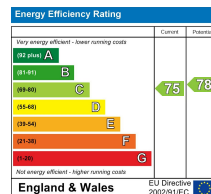
Positioned on West Hill Road, within proximity to the trendy Seven Dials district and just moments away from Brighton's mainline railway station, this residence offers easy access to an abundance of lively shops, coffee shops, bars, and restaurants. Immerse yourself in the energetic atmosphere, with the added advantage of being close to Brighton Seafront and the lively North Lane.

Boasting a private street entrance, the property showcases a front-facing living room seamlessly connected to a modern fitted kitchen. The double bedroom beckons with its patio door leading to a south-facing/charmingly decked area. The accommodation is completed by a white bathroom suite.

Council Tax - Band A

Council Tax:

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.



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