



**Guildford Road, Brighton, BN1 3LU**  
Asking Price £450,000

## Guildford Road, Brighton, BN1 3LU

Three storey townhouse boasting a south-facing patio garden, garage, a glimpse of the sea and is within a stone's throw of Brighton station.

Discover the allure of Brighton living with this charming two bedroom town house nestled in the sought-after West Hill Conservation Area. Located just a stone's throw away from Brighton mainline railway station, this exceptional property offers a superb place to live.

Spread across three storeys, this delightful townhouse greets you with a welcoming front door that opens into a hallway, leading to the internal door of an integral garage featuring a convenient roller door. Within the garage there is a cloakroom offering a fantastic opportunity for customisation and updating. There is also a door providing access to a secluded south-facing patio garden—a true oasis in the heart of the city.

Ascending to the first floor, you'll find a bright and inviting lounge area with exposed wood flooring and a south-facing window, flooding the space with natural light. The adjacent semi open plan kitchen area has white fronted cabinets and complementing wood flooring.

On the top floor, you will find the bedrooms. The rear bedroom offers rooftop views along with a tantalizing glimpse of the sea, providing an enchanting backdrop to your everyday life. The second bedroom is equally comfortable and comes with a spacious cupboard to meet all your storage needs.

The townhouse further features a contemporary-styled shower room, complete with a concealed cistern WC, a practical shower enclosure with glass screens, and a wash basin set upon a vanity unit with an illuminated bathroom cabinet.

Boasting an excellent location in the desirable West Hill Conservation Area, this property offers the best of both worlds, a superb residential atmosphere combined with convenient urban connectivity. You'll find yourself within walking distance of high street shopping, the vibrant seafront, exciting entertainment venues, and the eclectic delights of The North Laine area.





# Oakley

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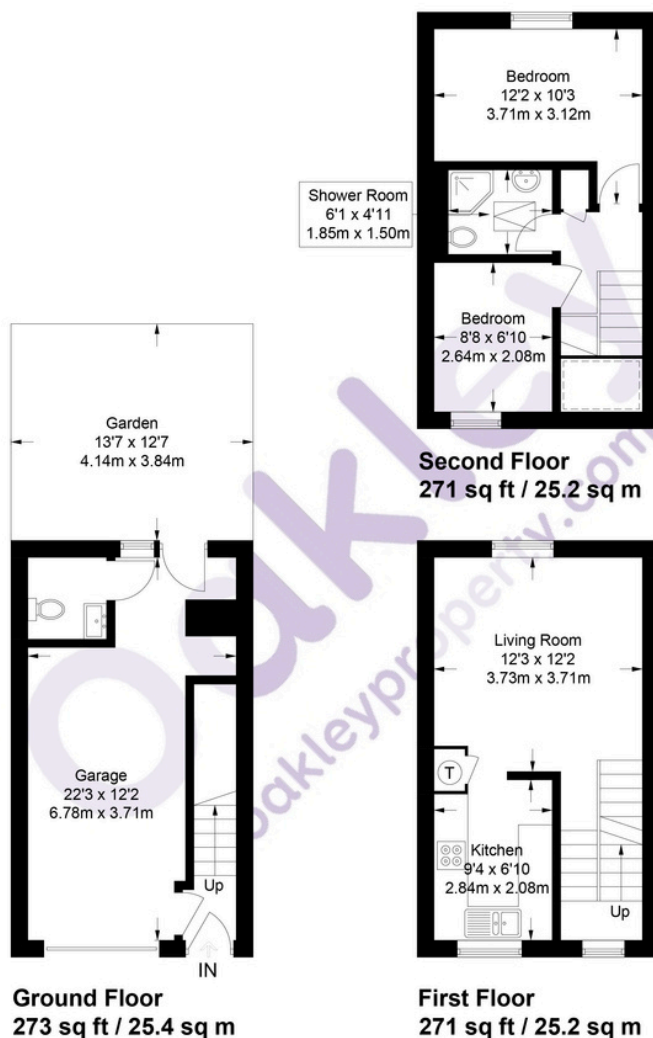
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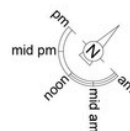
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Approximate Gross Internal Area = 800 sq ft / 74.3 sq m  
(Excluding Limited Use Area)

Approximate Gross Internal Area = 815 sq ft / 75.7 sq m  
(Including Limited Use Area)

Illustration for identification purposes only,  
measurements are approximate, not to scale. © Oakley Property 2023



Agents Notes  
Tenure Freehold  
Council Tax Band B

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	80   C
39-54	E		
21-38	F		
1-20	G		



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