



West Hill Road

Brighton, BN1 3SU

mishons

A 4 bedroom home with a South facing garden on West Hill Road

Tucked away on the ever desirable West Hill Road, within the Clifton Hill Conservation Area, this beautifully styled mid terraced home unfolds over four thoughtfully arranged floors, blending character, versatility and modern living in equal measure.

From the moment you step inside, there's an immediate sense of space and flow. The ground floor is home to an impressive double length reception room, where the front section is currently arranged as a home office, an ideal work from home setup, but equally suited as a reading nook or children's play area. This space transitions seamlessly into the main living room, a generous yet cosy retreat with a moody, snug atmosphere. To the rear, doors open onto a Juliet balcony, inviting in an abundance of south facing light along with a gentle summer breeze.

Upstairs, the first floor offers two well proportioned double bedrooms, thoughtfully arranged around a central bathroom. The principal bedroom on this level is particularly impressive, complete with bespoke hand built wardrobes that maximise both style and storage. The top floor mirrors this layout, with two further good sized bedrooms and an additional bathroom, making it an ideal setup for families or guests.

The true heart of the home sits on the lower ground floor, where a chic, Scandinavian inspired kitchen creates a standout space for cooking and gathering. Designed with both form and function in mind, it's a dream for keen cooks. From here, a door leads out to a courtyard with steps rising back up to the front of the house, perfect for easy access when bringing in shopping or after a walk with the dog.

Flowing from the kitchen is a spacious dining area, ideal for entertaining, along with a separate downstairs WC and additional storage. Doors open onto a private patio, with steps leading up to a rare south facing lawned garden, a true suntrap and a standout feature for this location.

Positioned just moments from Seven Dials and Brighton Station, yet set within a peaceful and highly regarded residential enclave, this home offers the perfect balance of connectivity and calm.

 *Guide Price* £1,000,000

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TOTAL FLOOR AREA:
 1764.52 sq. ft. (163.93 sq. m.) approx




 Lower Ground Floor
 Approximate Floor Area
 465.53 sq ft
 (43.25 sq m)

Ground Floor
 Approximate Floor Area
 465.53 sq ft
 (43.25 sq m)

First Floor
 Approximate Floor Area
 456.71 sq ft
 (42.43 sq m)

Second Floor
 Approximate Floor Area
 376.73 sq ft
 (35.0 sq m)

Approximate Gross Internal Area = 163.93 sq m / 1764.52 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Exceptional service

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Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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3. All Measurements are approximate.



Whatever you're looking for...
We'll help you find it.

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