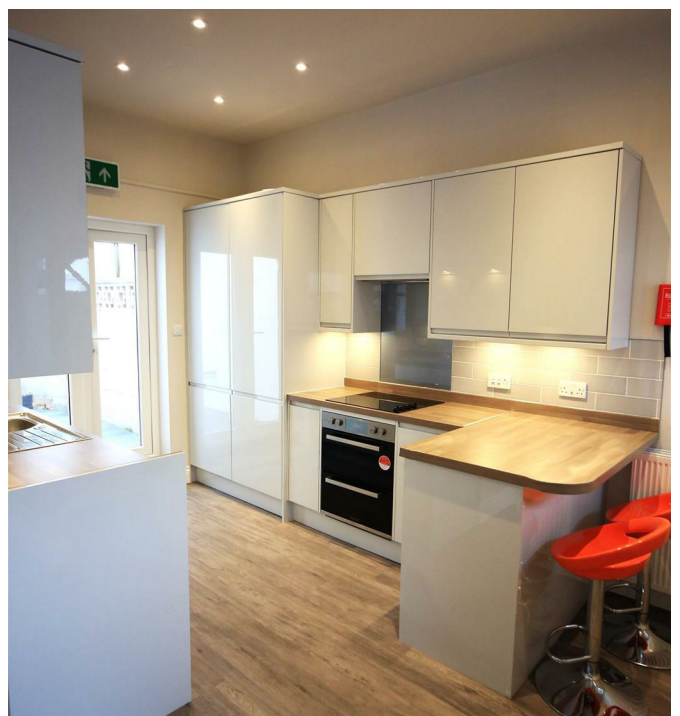


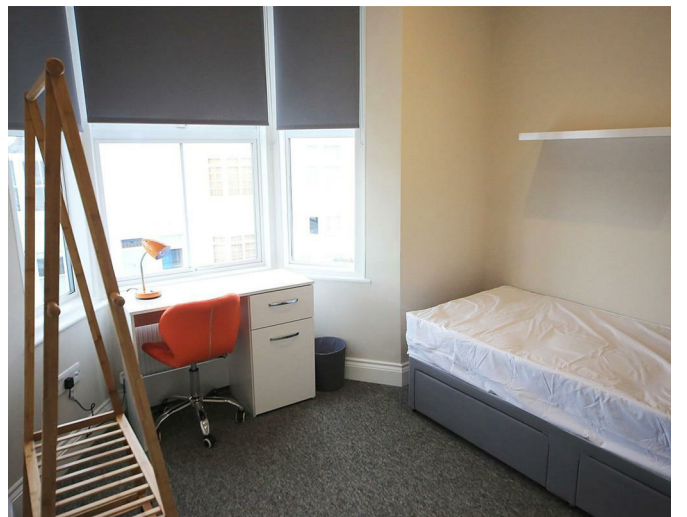
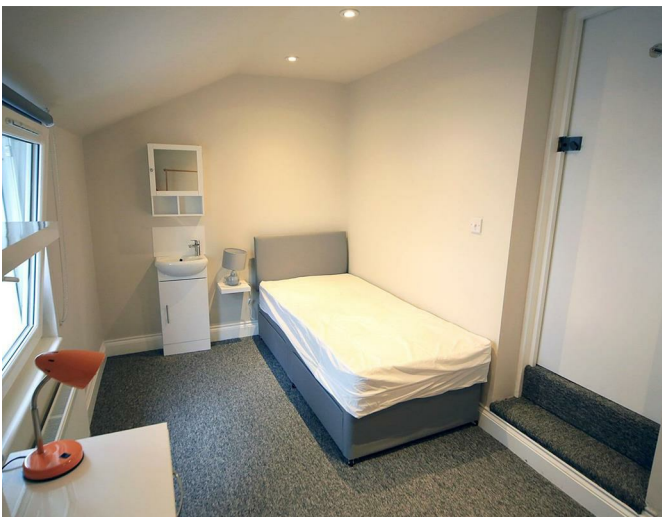
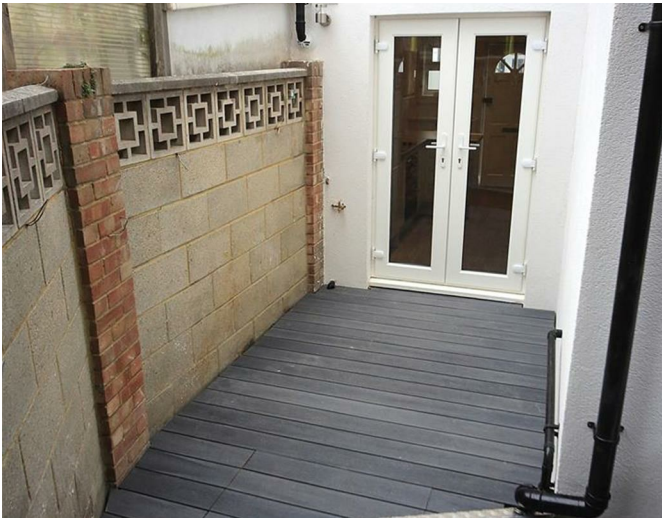


West Hill Street
Brighton

HEALY
& NEWSOM

EST. 1990





West Hill Street, Brighton, BN1 3RS

Offers in excess of £650,000

A charming Victorian terraced house, located in the lovely West Hill Conservation area of Brighton. Spanning an impressive 841 square feet with an additional rear patio, the property boasts five well-proportioned bedrooms and two shower rooms, making it an ideal choice for families or those seeking a spacious home.

Upon entering, you are greeted by a contemporary open plan living room that seamlessly connects to a stylish kitchen and breakfast bar, perfect for both entertaining and everyday living. The property also features a modern bathroom and a separate W.C., ensuring convenience for all residents.

One of the standout features of this home is the rear courtyard patio, providing a private outdoor space to relax and unwind. The location is particularly advantageous, as it is just a short distance from Brighton train station, offering excellent transport links, and is within easy reach of the vibrant central Brighton, the picturesque promenade and the iconic seafront.

Currently arranged as a successful income-producing House in Multiple Occupation (HMO), this property presents a fantastic investment opportunity. However, it can easily be transformed back into a wonderful family home, catering to a variety of living arrangements.

With no onward chain, this property is ready for its new owners to make it their own. Whether you are looking for a lucrative investment or a charming family residence, this Victorian gem on West Hill Street is not to be missed.

Location

The property is located off West Hill Road leads from West Hill Road and Dyke Road to Buckingham Road, a convenient position that provides easy access to Brighton's main high street on Western Road, Churchill Square shopping mall and the seafront. Situated within the West Hill conservation area so the charm and period features of the street are protected.

Brighton mainline station is only approximately 0.3 miles in distance, easily accessible for those that need to commute and a regular bus services nearby provide access to all parts of the city and beyond. This desirable residential area is in close proximity to local parks and has easy access to the hustle and bustle of Seven Dials shops, restaurants and cafés, in addition to the bohemian and eclectic North Laine district in Brighton. St Ann's Wells Park is under 0.7 miles in distance, a popular green space in a city location which hosts festivals and includes tennis courts, café and a plethora of native and exotic trees.

Additional Information

EPC rating: D

Internal measurement: 841 Square feet / 78.2 Square metres

Tenure: Freehold

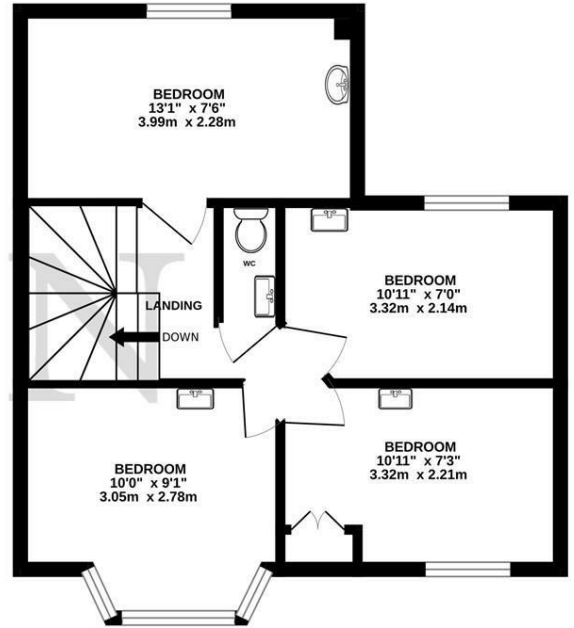
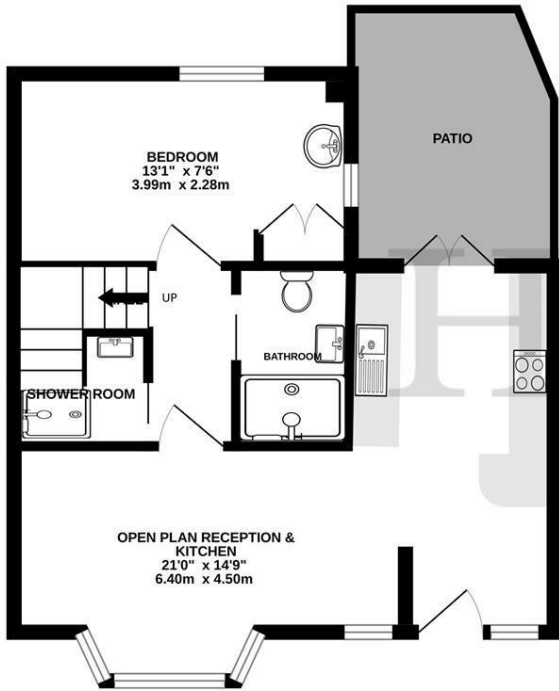
Council tax band: D

Current Rental Income: £3,683.33 pcm

Parking zone: Y

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 841sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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