



16 Clifton Hill

Brighton, BN1 3HQ

Guide price £1,100,000

Set on one of Brighton's most characterful streets, this elegant three-storey, bay-fronted townhouse sits in the prized Clifton Hill & Montpelier Conservation Area—moments from Seven Dials, the seafront and Brighton Station. Generous room proportions, high ceilings and a wealth of period fireplaces are complemented by sea views from the upper floors, while a mature, walled rear garden offers a peaceful escape in the heart of the city.

Arranged over c. 1,620 sq ft (150.5 sq m), the accommodation flows beautifully. The ground floor has a welcoming dining room in the front bay, a central kitchen, and a useful utility and bathroom to the rear, with doors to the garden. On the first floor, the owners use the gracious double reception as their main living space, enjoying wonderful light through tall sash windows and stripped wooden flooring. The layout offers excellent flexibility and, if desired, the house could be rearranged to create additional bedroom space with ease, allowing a purchaser to tailor the accommodation to their needs.

The current owners have made a number of thoughtful upgrades, including brand-new double-glazed sash windows and a new boiler system, greatly improving comfort and efficiency. Buyers should note that some areas require finishing, presenting an excellent opportunity to decorate and refine the house to personal taste.

The top floor provides two comfortable double bedrooms and a large family bathroom; the principal front bedroom enjoys rooftop and sea views and features bespoke built-in wardrobes. The loft offers great potential for conversion to add an additional bedroom with ensuite bathroom (STPP).

Outside, there are both front and rear gardens. The generous, landscaped rear garden is bordered by flint and brick walls and planted for year-round interest—ideal for quiet morning coffee or evening entertaining.

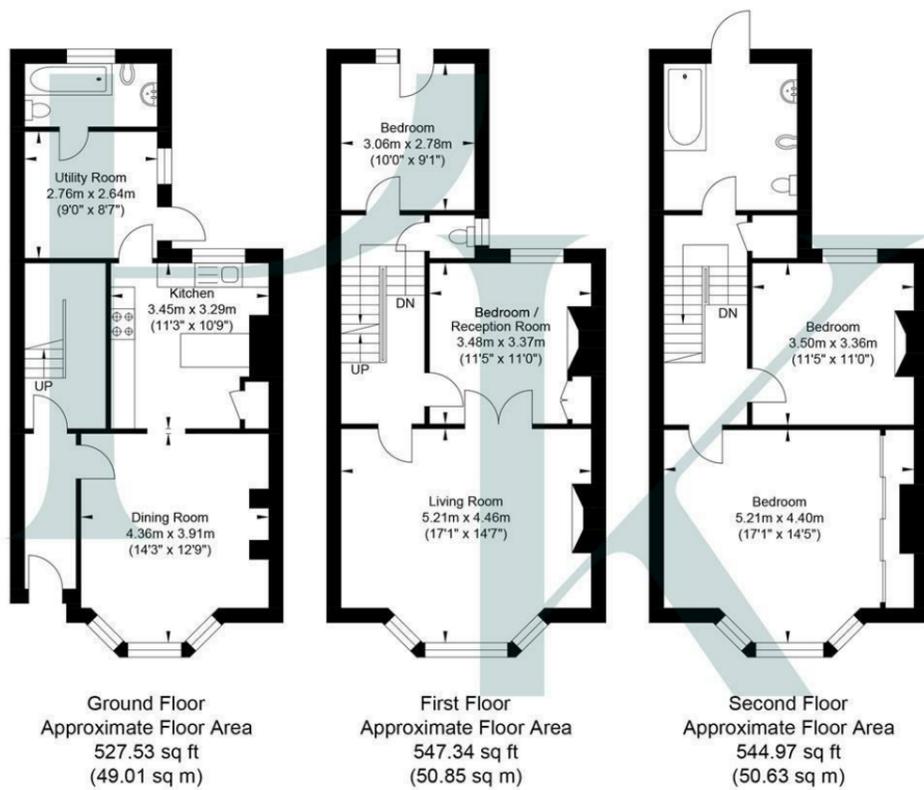
Developed largely in the 19th century, the Clifton Hill & Montpelier Conservation Area is celebrated for its Regency and early-Victorian stuccoed terraces and villas, elegant sash windows, iron railings and mews lanes. Conservation status protects this distinctive townscape, preserving the architectural character that makes the neighbourhood so desirable.

With the cafés and boutiques of Seven Dials a short stroll away, the beach and promenade within easy reach, and Brighton Station close by for fast London links, this home combines period grace with everyday convenience—a refined address offering space, history and a first-class location.



Boundaries Indicative

Clifton Hill



Approximate Gross Internal Area = 150.49 sq m / 1619.84 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| 92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 68 | 80 |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| 92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |

Pearson
Keehan