

# 24 West Hill Street

Brighton, BN1 3RR

**Offers over £775,000**

Set within the highly regarded West Hill Conservation Area, this exceptional period house has been beautifully remodelled by the current owners to create a home of remarkable space, light and architectural quality. The result is a thoughtfully designed property that effortlessly balances period character with contemporary living, arguably one of the finest internal layouts for a house of this era in the area.

The ground floor is particularly impressive, offering a generous sense of scale enhanced by elevated ceiling heights and carefully considered proportions throughout. A welcoming entrance leads through to a stunning living and dining space, where the flow between rooms feels both natural and purposeful. Rich original flooring, bespoke joinery and a striking wood-burning stove add warmth and character, while large windows and glazed doors draw in excellent natural light and connect seamlessly with the outside space. A Sonos speaker system runs throughout the house, creating a cohesive and high-quality audio experience in every principal room.

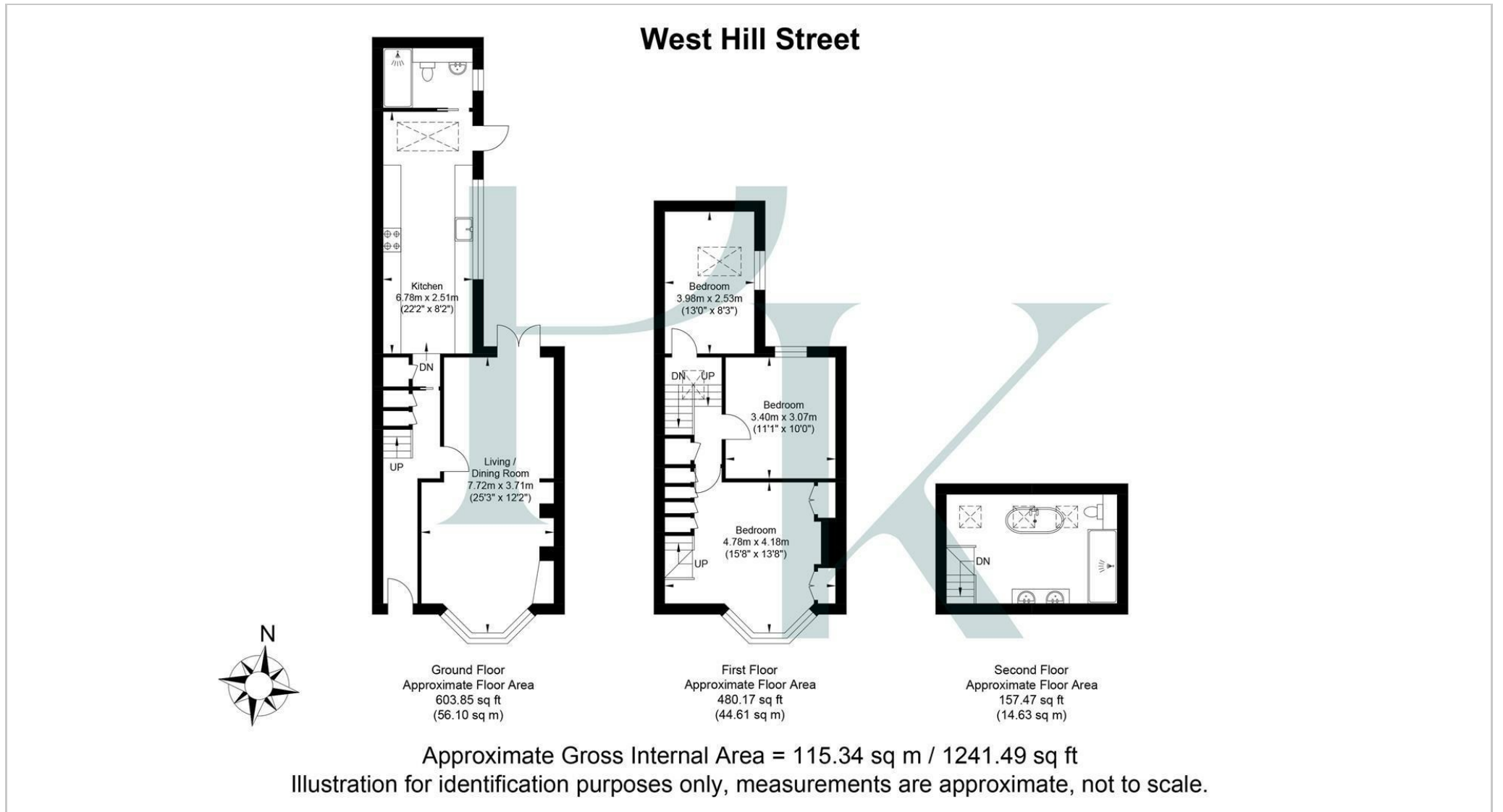
To the rear, the kitchen has been designed with both style and practicality in mind, featuring sleek cabinetry, quality appliances and a statement range cooker, ideal for those who enjoy cooking and entertaining. Subtle architectural detailing, integrated lighting and excellent worktop space further elevate the room, while a Nest home heating system provides modern efficiency and control throughout the property.

The upper floors continue to impress, with well-proportioned bedrooms that benefit from excellent ceiling heights and a calm, cohesive design. The principal suite is a standout feature, cleverly arranged to maximise both privacy and impact. From the main bedroom, stairs lead up to a beautifully designed bathroom set above, creating a luxurious arrangement rarely found in period houses. The bathroom itself is exceptionally well executed, flooded with natural light and offering far-reaching views towards the South Downs, alongside a freestanding bath, walk-in shower and elegant fittings, all positioned to enhance both form and function.

Further bedrooms are versatile and well sized, ideal for family living, guests or home working, while additional bathrooms and storage have been intelligently incorporated to ensure the house works effortlessly on a day-to-day basis.

Outside, the courtyard garden provides a private and low-maintenance retreat, perfect for morning coffee or evening drinks, with useful storage discreetly tucked away.

Positioned on one of Brighton's most sought-after residential streets, West Hill Street is perfectly placed for easy access to Brighton mainline station, the city centre, Seven Dials and a wide range of local shops, cafes and green spaces. This is a home where every detail has been carefully considered, offering an exceptional opportunity to secure a beautifully remodelled period house in one of Brighton's finest conservation areas.



| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
|   | <b>72</b> |
| EU Directive 2002/91/EC                     |           |

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

Pearson  
Keehan