



**Guildford Road, Brighton, BN1 3LU**  
Asking Price £500,000

## **Guildford Road, Brighton, BN1 3LU**

Three storey town house with south facing patio garden and integral garage ideally located in the West Hill conservation area moments from Brighton railway station.

### **The Property**

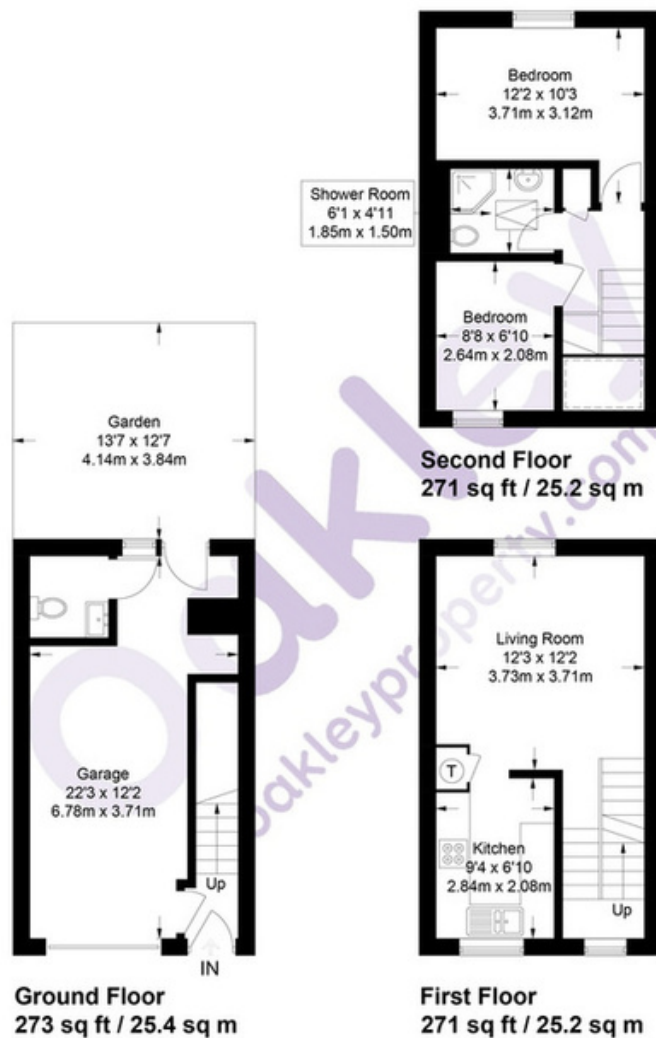
Three storey terraced house built circa 1965 briefly offering accommodation as follows, Ground floor has an integral garage with roller door, utility room at the rear and access to the south facing secluded walled patio garden. The first floor offers a dual aspect semi open plan room with lounge to the rear and kitchen to the front. Up on the top floor are two bedrooms, a newly fitted shower room and roof lantern with access on to the roof.

### **The Location**

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The property is on Guildford Road, situated between Brighton Railway station and Buckingham Road in the West Hill conservation area of the city centre. This superb central location affords access to a fantastic mix of cafes, boutiques, restaurants, shops, bars, pubs and entertainment facilities. Brighton Mainline Railway Station (0.1 miles), Brighton Komedia (0.4 miles), Brighton Dome (0.5 miles), The Royal Pavilion (0.6 miles) In addition, high street shopping and the The Churchill Square Shopping centre (0.4 miles), Seafront (0.6 miles), Palace Pier (0.9 miles) , Sainsburys Supermarket (0.3 miles). There are many bus routes close by and the A23 & A27 are easily accessible.

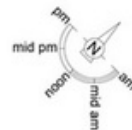




Approximate Gross Internal Area = 800 sq ft / 74.3 sq m  
(Excluding Limited Use Area)

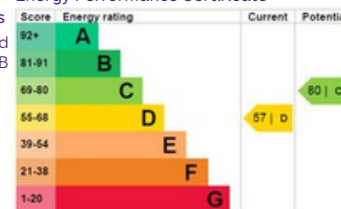
Approximate Gross Internal Area = 815 sq ft / 75.7 sq m  
(Including Limited Use Area)

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



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