



MILL ROW

Mill Row, West Hill Road BN1  
Asking Price £1,250,000

**ASTON**  
**VAUGHAN**  
Sales and Lettings



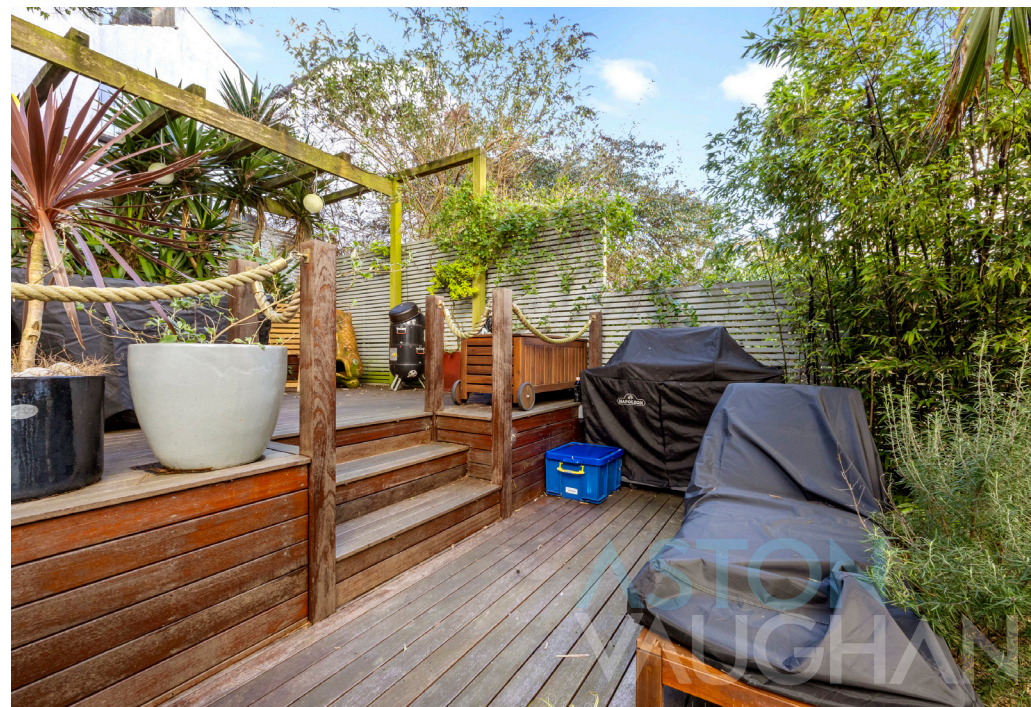
## INTRODUCING

# Mill Row, West Hill Road BN1

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms |  
1732Sq Ft | South facing rear garden and balcony |  
Solar panels and a battery storage system

Brilliantly located close to the popular Seven Dials district, this beautiful home provides everything you need to live the quintessential Brighton lifestyle. While it sits centrally to the city with Brighton Mainline Station and the beach within easy walking distance, it is peacefully tucked away on a quiet street within West Hill; an area characterised by attractive Victorian terraces, uniform in shades of white. While this terrace of town homes were built at a later date, on the site of the old mill, they are in keeping with their neighbours, enjoying sash windows and plasterwork details on their facades.

Spread over four generous floors, this property has space for families and professionals to live in comfort and luxury. Front doors open to the kitchen on the lower level (ideal for bringing in the food shop), and up a few steps to the raised ground floor where the living room spans the depth of the building, culminating in a south facing balcony overlooking the garden.









Stepping inside, it is clearly a beautifully maintained home, where colour, fittings and materials have been carefully considered. The ground floor reception room is versatile with two distinct sides. There is space for relaxation, working from home or for children to play – all depending on the needs of the family. Bi-folding doors to the south and French doors to the north bring in a wealth of natural light while framing charming views over the historic street or tropical plants in the garden. While these views are private, the windows are also shuttered bringing both form and function to the space.

Downstairs, the kitchen and dining room share the same footprint as the living room above, with an open aspect to the north and south. To one side, the kitchen is stylish with navy Shaker cabinetry paired with Moroccan patterned flooring, white stone worktops and high end Meile induction hob & dishwasher. The central island forms an informal social space with breakfast bar seating and a wine fridge, alongside space for an American fridge freezer. To the south of the room, there is space for formal dining to seat at least ten below pendant lighting, which can spill out to the garden via a second set of bi-folding doors during summer. There is underfloor/radiant heating on the lower ground floor as well as the toilet. The fire place in the dining room has a functional flue and could be used with a wood burning stove.

Moving out to the garden, the ground is laid with faux grass creating a low maintenance space for children to play, which steps up to raised decking surrounded by contemporary batten fencing and lush green plants offering privacy to summer lunches and suppers during high season. With a southerly aspect, plants thrive, making it hard to believe you are so close to the city centre.









Returning inside, there are two double bedrooms on the first floor, including the principal room which also benefits from built-in wardrobes and a tranquil aspect looking out over the garden. To the front, the bedroom is carpeted, and both rooms benefit from shuttered, double glazed windows and easy access to the main bathroom set between the two. Lined with dark marble porcelain tiles around a white bath suite, this room has timeless appeal. The shower is over the bath and a recessed wall mirror sits above a shelf for toiletries.

Elevated higher on the top floor, there are two further double bedrooms with soft carpet underfoot and large Velux or dormer windows, looking out over the historic local landscape. These rooms share use of a modern shower room.

**Vendors' Comments:**

"This has been a fantastic house for entertaining and for raising a family. During summer we love how open the house feels with the bi-folds framing garden views and allowing the garden to become a natural extension of the home. In addition, you cannot beat the area for schools, parks and transport links and while you feel close to the countryside, you are incredibly well-connected to the city too."









## LOCATION GUIDE

### Education:

Primary: Stanford Infants and Junior School

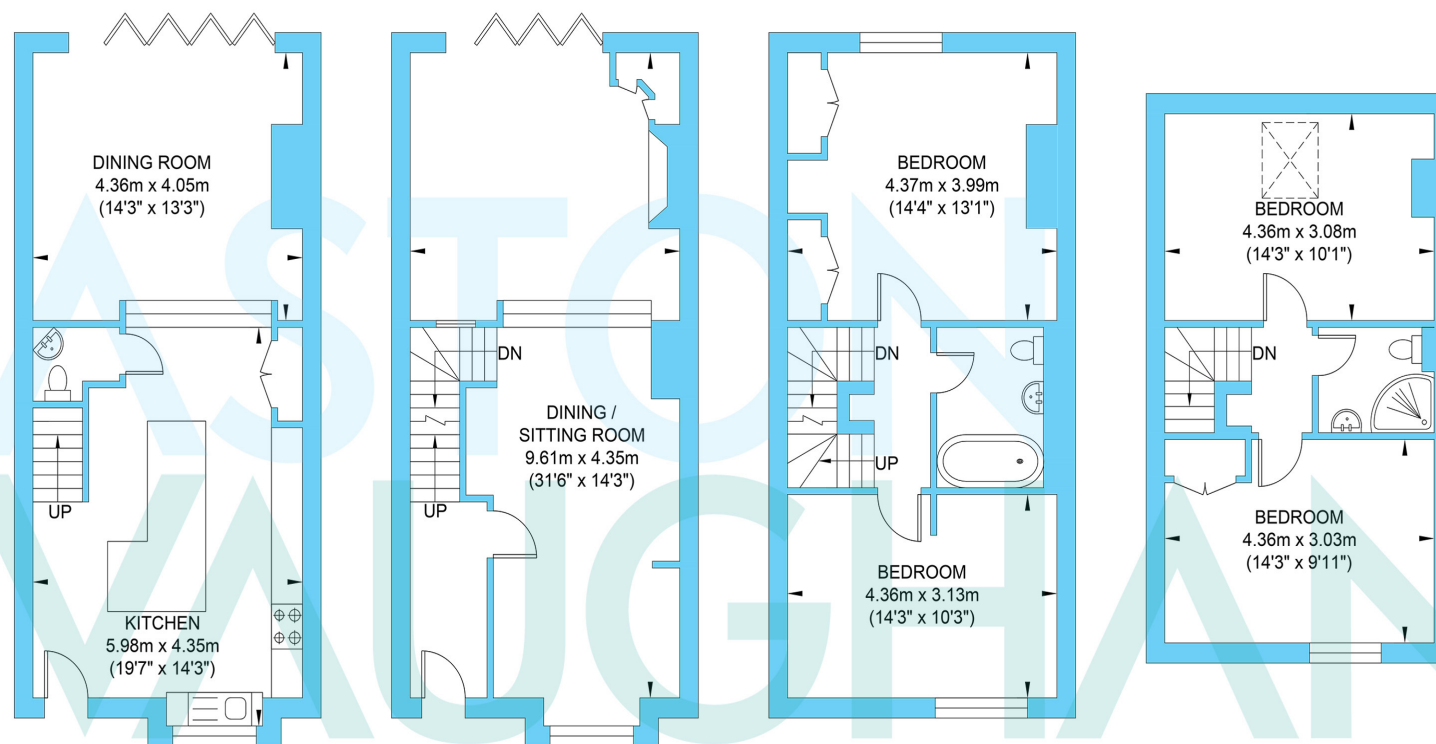
Secondary: Dorothy Stringer and Varndean,  
Cardinal Newman RC

Sixth Form College: BHASVIC, Newman  
College, Varndean College

Private: Brighton College, Lancing Prep.,  
Brighton Girls School

### Good to Know:

Seven Dials has managed to retain an air of 'cool' for many years without being pretentious. There are establishments and families who have lived here for decades, and yet new and exciting shops, bars and restaurants pop up all the time, keeping it fresh. The beach is just a stroll away, as are several popular parks, schools and the city centre, plus the proximity of Brighton Station makes it ever popular with commuters. It is truly cosmopolitan, and that's what attracts so many people here.



Lower Ground Floor  
Approximate Floor Area  
456.92 sq ft  
(42.45 sq m)

Ground Floor  
Approximate Floor Area  
456.92 sq ft  
(42.45 sq m)



First Floor  
Approximate Floor Area  
449.93 sq ft  
(41.80 sq m)

Second Floor  
Approximate Floor Area  
368.98 sq ft  
(34.28 sq m)

Approximate Gross Internal Area = 160.98 sq m / 1732.75 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.