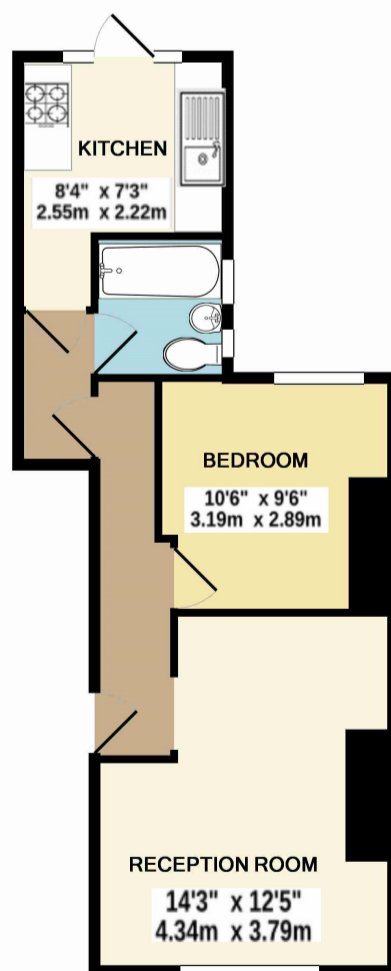




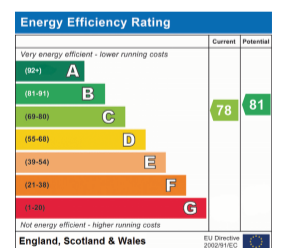
20 Hamilton Road, Brighton, BN1 5DL

£265,000



TOTAL APPROX. FLOOR AREA 414 SQ.FT. (38.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





Located in the heart of Brighton's vibrant Port Hill and Seven Dials neighbourhood, this charming 1-bedroom raised ground floor flat offers a perfect blend of Victorian elegance and modern convenience. Situated within a converted Victorian terraced property on Hamilton Road, this home boasts easy access to an eclectic array of shops, cafes and restaurants, making it a coveted spot for urban living.

Upon entering, you are greeted by a tastefully decorated living space with ample room for relaxation and entertainment, and a designated dining area perfect for intimate meals or entertaining guests. The double bedroom offers a peaceful retreat, featuring a full-height window with wonderful views across Preston Park and beyond. A double mirrored sliding door built-in wardrobe provides generous storage space while maximizing the sense of openness and light within the room. The fully-tiled modern bathroom is equipped with all the essentials including a bathtub with a convenient handheld shower overhead, ensuring both comfort and functionality. The separate kitchen is thoughtfully designed with integrated appliances such as an induction hob, oven, fridge, freezer, microwave and an under-mounted butler sink. Metro-style splash-back tiles add a touch of contemporary flair to the space, making cooking and meal preparation a pleasure. Beyond the kitchen lies a split-level rear courtyard garden, a hidden gem offering a serene outdoor sanctuary with breathtaking views across the city. The decked space provides an idyllic setting for alfresco dining or simply unwinding whilst enjoying the views.

This property presents an ideal opportunity for first-time homeowners or savvy investors alike, with its desirable location, tasteful decor and attractive outdoor space. With no onward chain, this charming flat offers the promise of a seamless transition into Brighton's vibrant urban lifestyle.



- No chain, immediate vacant possession
- One double bedroom flat
- Split level rear terrace & garden
- Separate kitchen
- Spacious lounge/diner
- Amazing views over Brighton
- Gas central heating & double glazing
- Close proximity to amenities and commuter links