



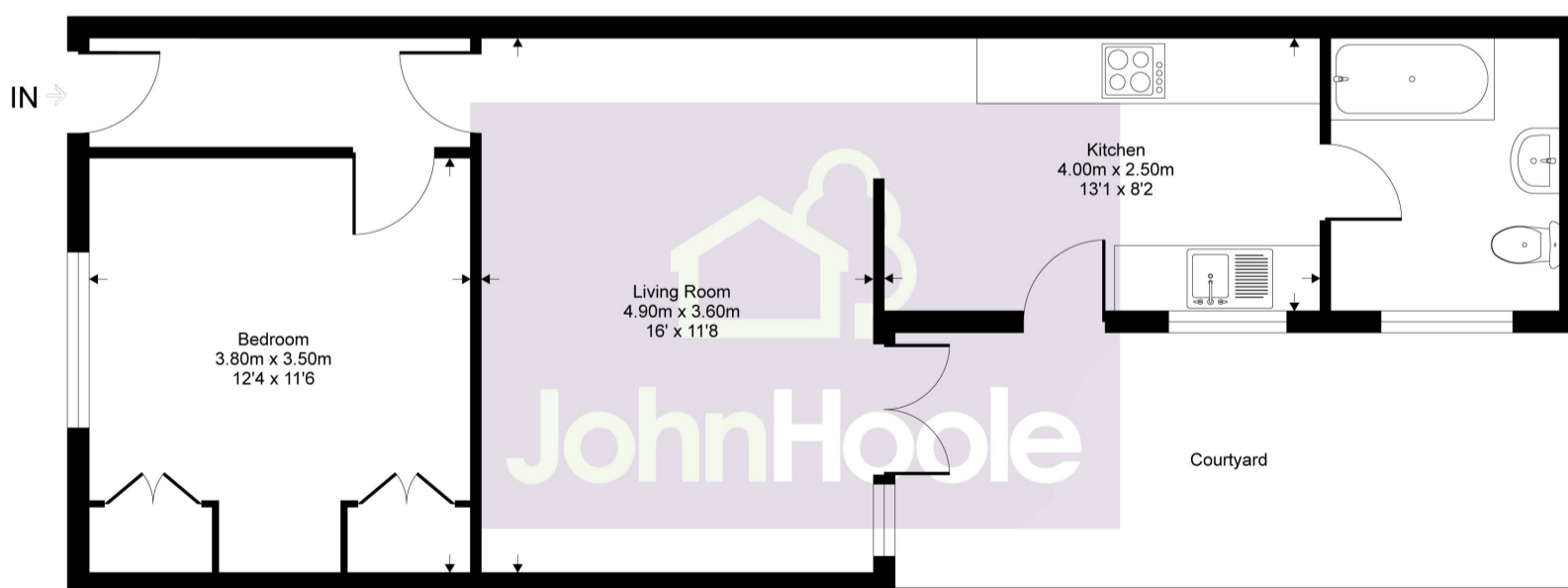
Hamilton Road, Brighton, BN1 5DL

£300,000

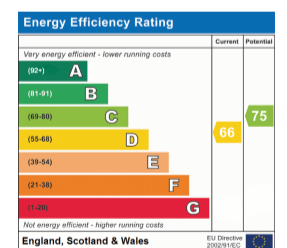


Hamilton Road, BN1

Approximate Gross Internal Area = 50 sq m / 543 sq ft



Lower Ground Floor



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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.





Nestled in the heart of Hamilton Road, a tranquil street of Victorian terraced properties between the sought-after areas of Seven Dials and Port Hall, stands this charming one-bedroom garden flat.

With a private entrance set back from the road, the apartment is a meticulously maintained space featuring high ceilings, contemporary décor and quality walnut-toned laminate flooring. The living room and kitchen present an almost open-plan arrangement, fostering a sense of sociability while maintaining their distinct purposes and despite its partial lower ground positioning, the space is flooded with natural light throughout the day, thanks to its advantageous east/west orientation. The living room is generously proportioned, featuring French doors that extend the living space to the decked garden patio, a delightful extension during the summer months and perfect for al fresco dining whilst enjoying the panoramic views of the city and beyond to the South Downs. The double bedroom features two full-height bespoke wardrobes seamlessly integrated into the alcoves and providing a neat and convenient storage solution. Its large picture window overlooks the front garden and allows warm westerly light to filter into the room. The kitchen offers ample space for a table and boasts modern cream-colored units integrating a ceramic hob, a newly installed electric oven, and space for a freestanding tall fridge freezer and washing machine. The bathroom exudes a Victorian charm with its fixtures, fittings and suite that beautifully complement the period of the house. White brick tiling adds a contemporary touch and a shower over the bath ensures practicality and convenience.

Just a short stroll from Brighton Station, this property offers convenience of access to commuter links and the city centre while maintaining a peaceful ambiance away from the hubbub. On the doorstep, Seven Dials boasts an array of fashionable gastro pubs, cafes and boutiques and for leisure pursuits Preston Park and Dyke Park are within easy reach.



- ONE BEDROOM GARDEN FLAT
- SEPARATE ENTRANCE
- PANORAMIC VIEWS
- CONTEMPORARY DECOR
- PERIOD CONVERSION
- GAS CENTRAL HEATING - NEW BOILER
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- CLOSE TO SEVEN DIALS AND CITY CENTRE