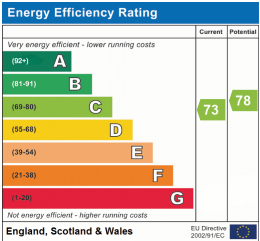
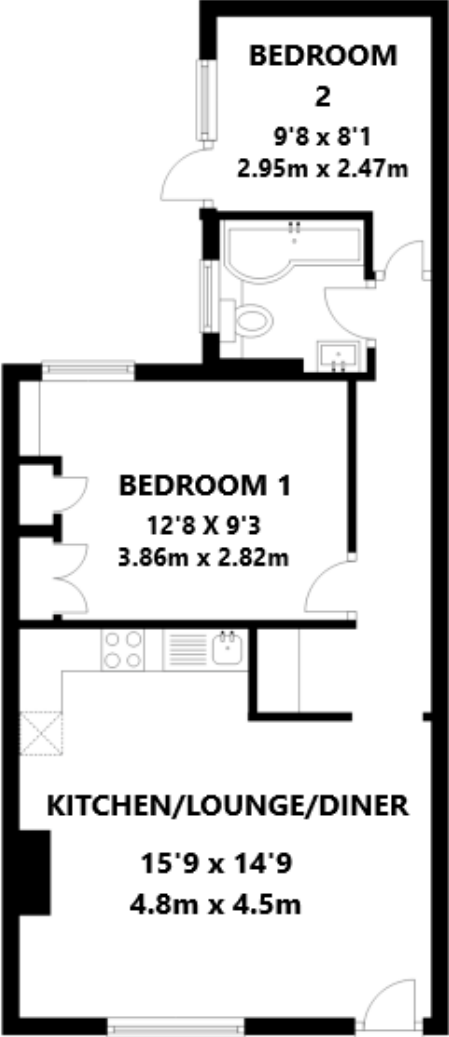




Hamilton Road, Brighton, BN1 5DL
GUIDE PRICE £300,000 - £320,000



Lower Ground Floor
Approx. 47.2 sq. metres (507.7 sq. feet)



01273 555115
info@johnhoole.co.uk
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214 Dyke Road | Brighton | BN1 5AA

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.





Perfectly positioned in a sought-after location near Brighton Station and within easy reach of all the city's vibrant amenities, this stylish lower ground floor flat offers the best of coastal living. Situated within a converted Victorian terraced property on Hamilton Road, this home boasts easy access to the eclectic array of shops, cafes and eateries of the popular Seven Dials area. Via a private entrance set back from the road, step into the beautifully designed open-plan kitchen and lounge – a welcoming and sociable space ideal for entertaining or simply unwinding at the end of the day. Tucked away off an inner hallway are the bedrooms, offering a peaceful retreat away from the main living area and the sleek, modern bathroom features a sculpted bathtub with an overhead shower – perfect for relaxing after a long day. Outside, enjoy a private suntrap space ideal for alfresco dining while you take in the views across Preston Park and The Downs. This is a home that blends comfort, style, and location – a hidden gem in the heart of Brighton.



- SHARE OF FREEHOLD WITH LOW OUTGOINGS
- WELL PRESENTED 2 BEDROOM LOWER GROUND FLOOR FLAT
- PRIVATE ENTRANCE
- OPEN PLAN KITCHEN, DINING & LOUNGE
- PRIVATE OUTSIDE SPACE
- DESIRABLE LOCATION
- PANORAMIC VIEWS
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS