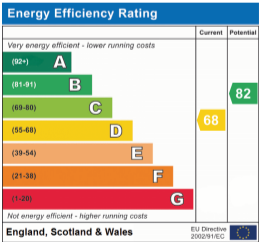
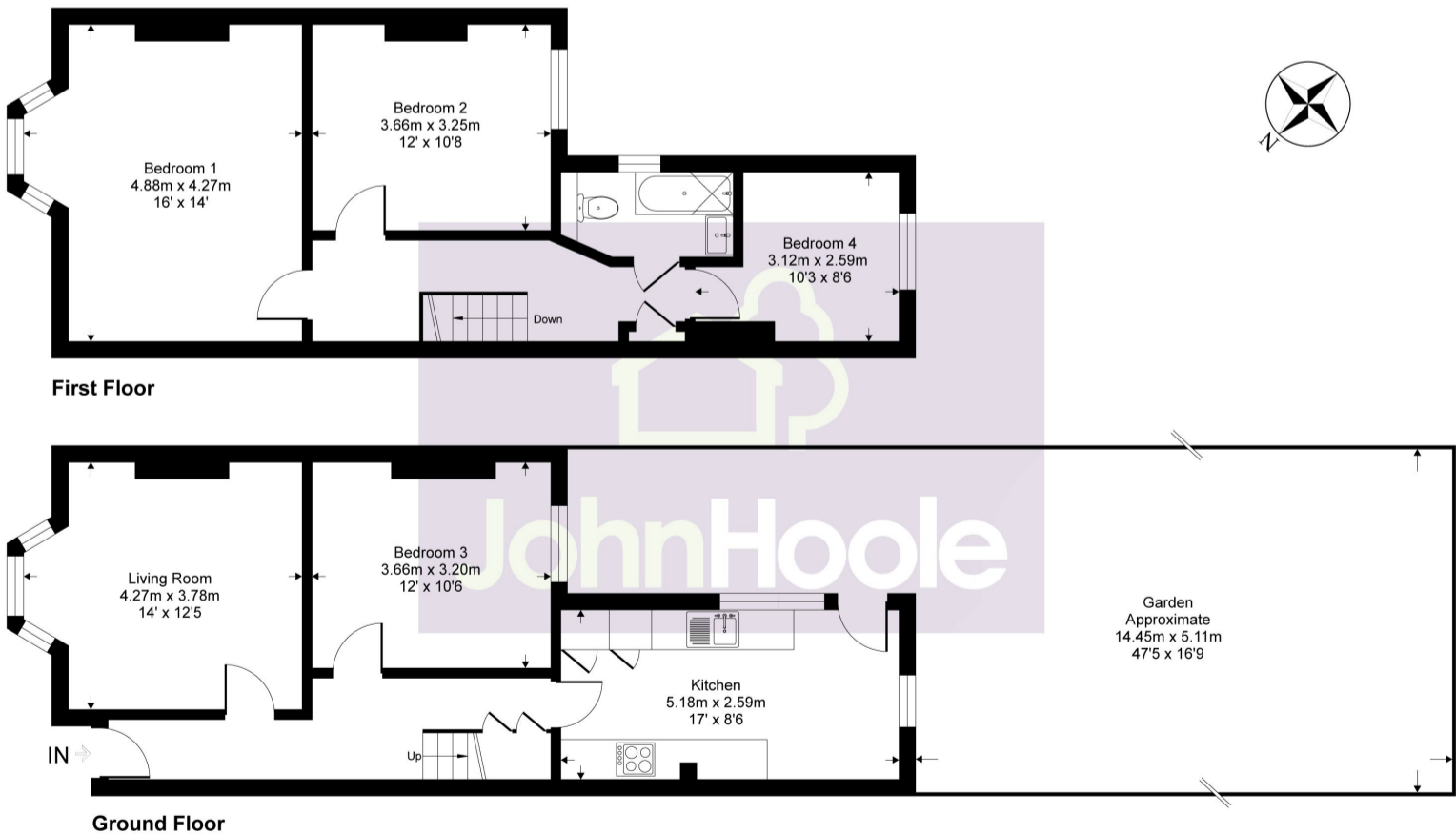




Hamilton Road, Brighton, BN1 5DN
£625,000



Hamilton Road, BN1
Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft



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.





Beautifully updated in recent years by the current owners, this charming Victorian home blends period character with modern comfort. Original features such as polished wooden floors, cornicing, stained glass and fireplaces add warmth and personality throughout. Located in the highly sought-after Port Hall area of Brighton, the property falls within the prestigious Stanford school catchment and is just a short walk from Brighton station. This vibrant neighbourhood is known for its strong community spirit and access to exceptional schooling at Stanford Infant and Junior schools. The home is currently arranged over two floors, offering well-balanced living space with potential to extend into the loft and create a generous master suite with en suite (subject to necessary consents). On the ground floor, you'll find a welcoming living room, a versatile dining room or fourth bedroom, and a stylish kitchen/diner at the rear—complete with integrated appliances and direct access to a 50ft west-facing walled garden with apple trees and patio areas to relax in the sunshine. Upstairs, there are three generously sized bedrooms and a recently renovated family bathroom. Energy efficiency has also been enhanced with the addition of double-glazed windows to the rear of the property. Presented in excellent condition, this home offers contemporary styling that complements its rich period charm. Offered with no onward chain.



- NO ONWARD CHAIN
- 3 BED TERRACED VICTORIAN PROPERTY
- LARGE WEST FACING GARDEN
- PERIOD FEATURES AND CONTEMPORARY STYLING
- SCOPE FOR A LOFT CONVERSION (Subject to Permissions)
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- DESIRABLE LOCATION WITHIN CATCHMENT TO RENOWNED SCHOOLS AND COMMUTER LINKS
- FRIENDLY COMMUNITY