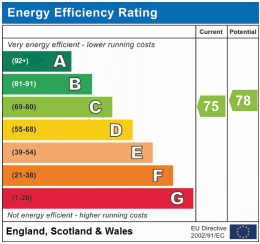
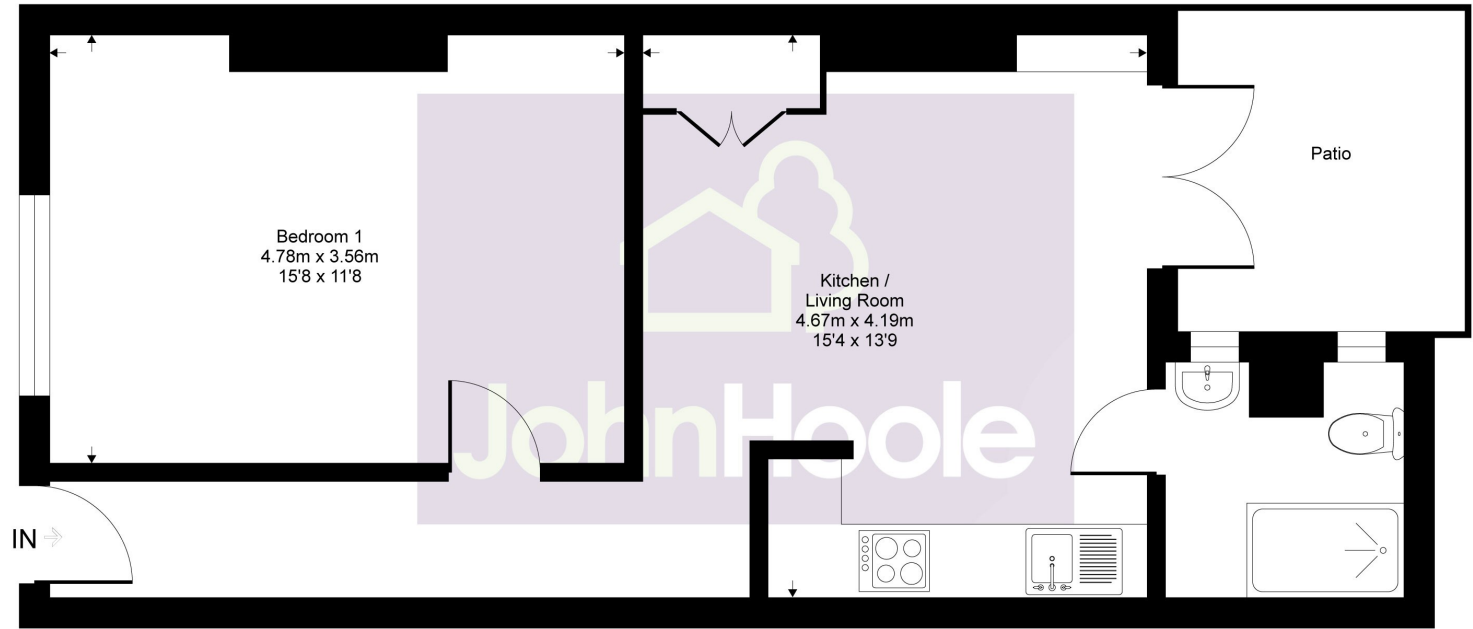




Hamilton Road, Brighton, BN1 5DN
GUIDE PRICE £300,000 - £320,000



Hamilton Road, BN3
Approximate Gross Internal Area = 46.8 sq m / 504 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.





Tucked away on a quiet street in the sought-after Port Hall area, this beautifully renovated one-bedroom apartment offers both style and convenience. Just a short walk from Brighton Station, it's ideally positioned for city commuters and coastal living alike. Set on the lower ground floor of a classic Victorian house, the property benefits from its own private entrance and exclusive access to a charming rear patio garden. Inside, the apartment has been finished to a high standard with a sleek, contemporary design that's ready to move straight into. The central living space has been cleverly arranged, featuring an open-plan kitchen along one wall and custom-built storage within the alcoves. Patio doors lead out to a peaceful courtyard framed by tall white walls, original flint detailing above and a dark-toned floor for a striking contrast—perfect for alfresco dining and summer evenings outdoors. Despite being on a lower level, the bedroom feels bright and airy thanks to its wide windows. Set at the front of the property, it remains private and peaceful, enhanced by white floors and walls with bold accents for depth and character. Located in a vibrant neighbourhood with independent shops and green spaces nearby, this stylish home offers easy access to central Brighton, the seafront and fast rail links to London and the airports. A perfect blend of period charm and modern living.



- SHARE OF FREEHOLD
- PERIOD CONVERSION LOWER GROUND FLOOR FLAT
- 1 DOUBLE BEDROOM
- SOUTH-WEST FACING PATIO GARDEN
- CONTEMPORARY DECOR
- CLOSE TO BRIGHTON STATION
- CLOSE TO SEVEN DIALS AND CITY CENTRE
- LOW OUTGOINGS