

PHILLIPS & STILL

Hampden Road, Brighton GUIDE PRICE £225,000 - £250,000



- One Bedroom Ground Floor Flat
- Buy To Let Investment Opportunity
- Close to local shops and transport links
- Separate Fitted Kitchen
- Vibrant Location Moments From Lewes Road

To view all our homes: phillipsandstill.co.uk



GFF, 12 Hampden Road, Brighton, BN2 9TN



Located in an attractive residential street just off vibrant Lewes Road, this superb ground floor flat is the perfect first time buy! It is very well presented, very spacious and it is ready for someone to pack their bags & move straight into. It would also make a smart buy to let investment or second property / holiday home near the sea as stepping out your front door plonks you right in the beating heart of the City centre with everything going on around you!

Once you have entered you have direct access to all rooms from the hallway entrance. A bright lounge / diner separate fitted kitchen with integrated appliances, double bedroom to the front and a good size bathroom. Other features include double glazing throughout, a long lease, low outgoings and a superb location for first time buyers or buy to let investors looking for their next rental opportunity.

Living here you'll really appreciate the hustle and bustle of City centre life with a wide variety of independent shops, coffee houses, cafes, restaurants and supermarkets just moments from your doorstep on Lewes and London Roads. Also close by is our famous seafront, The Level park, trendy North Laine and Brighton mainline railway station with its' direct links to Gatwick & London Victoria for anyone who commutes. You'll certainly never be bored or short of things to do living here and you're sure to experience that cosmopolitan lifestyle that Brighton is so well known for!



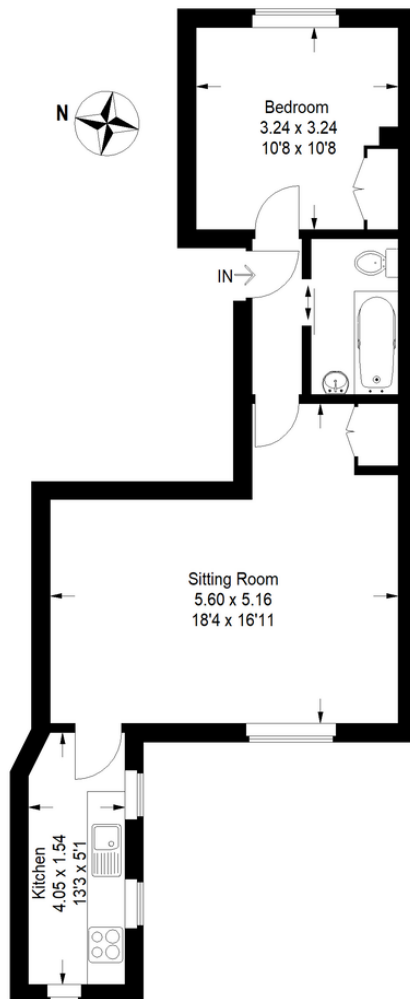
Picture this...

Located on the ground floor, the flat is extremely light & bright in every room!

The only hard part of living here will be choosing what to eat & how to amuse yourself as there are so many different & fabulous options within a short walk of your front door!

Hamden Road, Brighton, BN2 9TN

Approximate Gross Internal Area
47.3 sq m / 509 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
Imageplansurveys @ 2022

Accommodation

GROUND FLOOR

KITCHEN

13' 3" x 5' 0" (4.05m x 1.54m)

BATHROOM

BEDROOM

10' 7" x 10' 7" (3.24m x 3.24m)

SITTING ROOM

18' 4" x 16' 11" (5.60m x 5.16m)





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 c | 80 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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