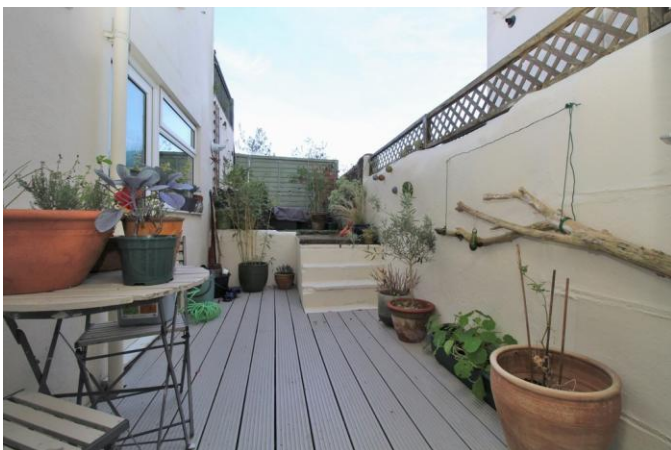


PHILLIPS & STILL

Hamilton Road, Brighton

£300,000



- A delightful one bedroom lower ground floor apartment
- Rear patio garden
- Good decorative order
- Sought after location close to Brighton station
- Own private entrance

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Hamilton Road, Brighton, BN1 5DL



This delightful one bedroom lower ground floor flat offers a comfortable and cozy living space, perfect for a single individual or a couple. The property benefits from its own private entrance, ensuring privacy and convenience. Upon entering the flat, you are greeted by a well-designed open plan living area that combines a comfortable lounge and a modern kitchen. The living space boasts good natural light, creating a bright and inviting atmosphere. The kitchen is equipped with high-quality appliances and ample storage space, making it a pleasure to prepare meals and entertain guests.

The flat is in good decorative order, with tasteful and neutral tones throughout, providing a blank canvas for personalization and individual style. The bedroom is spacious and well-proportioned, offering a peaceful retreat to unwind after a long day. The room benefits from large windows, allowing plenty of natural light to filter through, creating a warm and welcoming ambiance. Additionally, the bedroom boasts ample storage space, ensuring a clutter-free environment.

One of the highlights of this flat is the rear patio garden, accessible from the bedroom. This outdoor space provides a tranquil oasis, perfect for enjoying a morning coffee or hosting a summer barbecue. The patio garden is well-maintained and offers a pleasant environment to relax and soak up the sun.

The location of this flat is highly desirable, as it is within walking distance to the vibrant Seven Dials area. Seven Dials is a bustling hub of cafes, restaurants, boutique shops, and pubs, providing a lively atmosphere and plenty of entertainment options. Additionally, the proximity to Brighton station makes commuting and traveling a breeze, with easy access to London and other major cities.



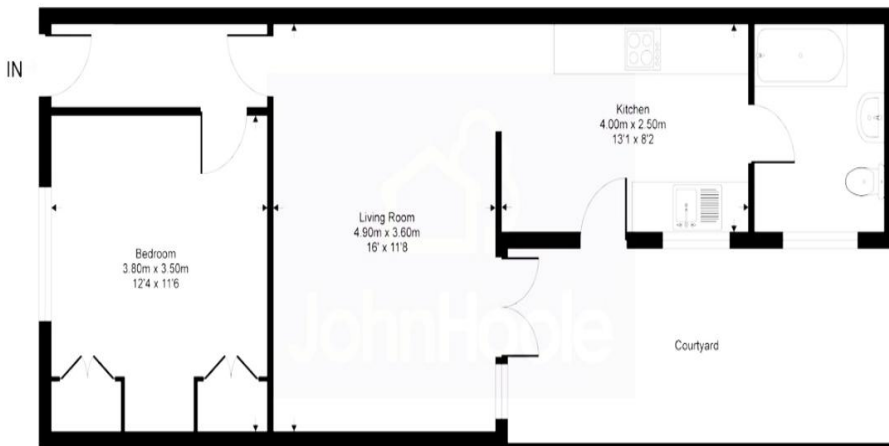
Picture this...

Living in the sought after Seven Dials, you are just a short ride from town where you can really soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer.

This City really is known for its' entertainment! Alternatively, if you feel like treating yourself on a Sunday, why not take a short stroll around the corner to the ever so popular 'Good Companions' gastro pub and enjoy a couple of drinks & a lovely home cooked meal.

Hamilton Road, BN1

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



Lower Ground Floor

Accommodation

ENTRANCE HALL

LOUNGE

16' 0" x 11' 8" (4.88m x 3.56m)

KITCHEN

13' 1" x 8' 2" (3.99m x 2.49m)

BATHROOM

7' 3" x 6' 11" (2.21m x 2.11m)

BEDROOM

12' 4" x 11' 6" (3.76m x 3.51m)

OUTSIDE

REAR PATIO GARDEN





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		
55-68	D	66 D	75 C
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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