



56 Hamilton Road, Brighton, BN1 5DN

£285,000 Leasehold - Share of Freehold

This TASTEFULLY PRESENTED ONE BEDROOM FLAT is situated on the GROUND FLOOR of an attractive PERIOD BUILDING, on the edge of the popular & vibrant SEVEN DIALS area. Highlights of this LIGHT & AIRY property include a well maintained PRIVATE REAR GARDEN, modern fitted shower room, OPEN PLAN living space, a separate UTILITY AREA, a useful area currently used as a bedroom and the remainder of a 999 year lease. Viewings are highly recommended. Energy Rating: C76. Exclusive to Maslen Estate Agents.

Communal front door to:

Communal Hallway

Personal front door to:

Entrance Hall

Wood effect flooring, doors to all rooms, radiator, wall mounted heating thermostat, built in work from home area with shelving & desk with points fitted.

Bedroom

uPVC double glazed bay window to front, radiator.

Area currently used as a bedroom

Radiator.

Open Plan Lounge/Kitchen

Lounge Area

Wood effect flooring, built in shelving & cupboard housing 'Vaillant' boiler, radiator, uPVC double glazed window to rear.

Kitchen Area

Range of wall, base & drawer units with wooden work surfaces over, inset stainless steel sink unit with mixer tap, integrated oven, inset hob, cooker hood over, part tiled walls, recessed spotlights.

Shower Room

Low level close coupled W.C. with push button flush, wash hand basin with mixer tap, shower cubicle with rainfall shower head & hand held shower attachment, ladder style heated towel rail, recessed spotlights, tiled walls, tiled floor.

Utility Room

Wall & base units with wooden work surfaces over, inset stainless steel single drainer sink unit with mixer tap, space & plumbing for washing machine, space for fridge/freezer, wood effect flooring, recessed spotlights, uPVC double glazed door to rear.

Outside

Rear Garden

Artificial grass, area laid to decking, shingle, storage shed, enclosed by timber fencing, brick walling.

Total approx floor area

399 sq.ft. (37.1 sq.m.)

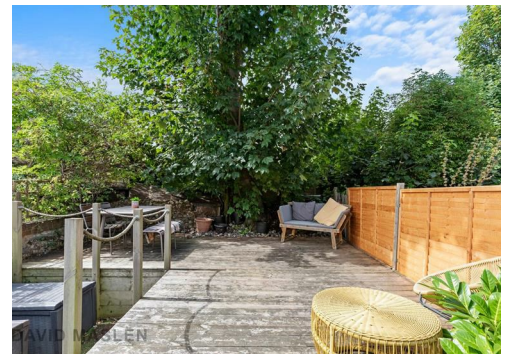
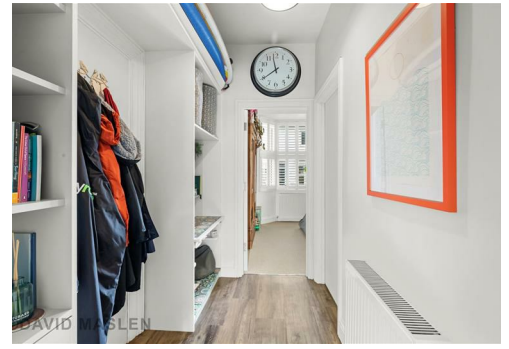
Parking Zone Q

Council Tax Band B

V3

What the owner says:

"We have thoroughly enjoyed living in our bright garden flat! The peaceful garden gets the sun all day with plenty of shady spots to retreat to. Set within a friendly community, with easy access to the station, town and beach -the location of our flat is truly amazing!"



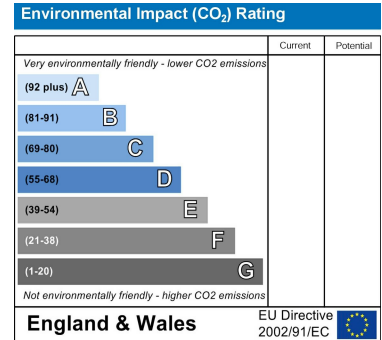
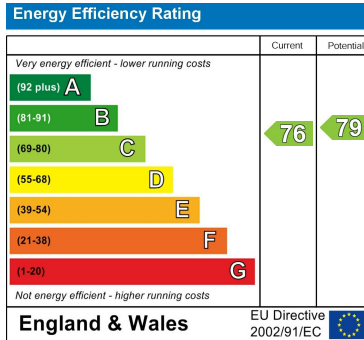
HAMILTON ROAD
399 sq.ft. (37.1 sq.m.) approx.



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TOTAL FLOOR AREA: 399 sq.ft. (37.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are for illustration and are not guaranteed as to their condition or efficiency. Made with Metropix C2326



IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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