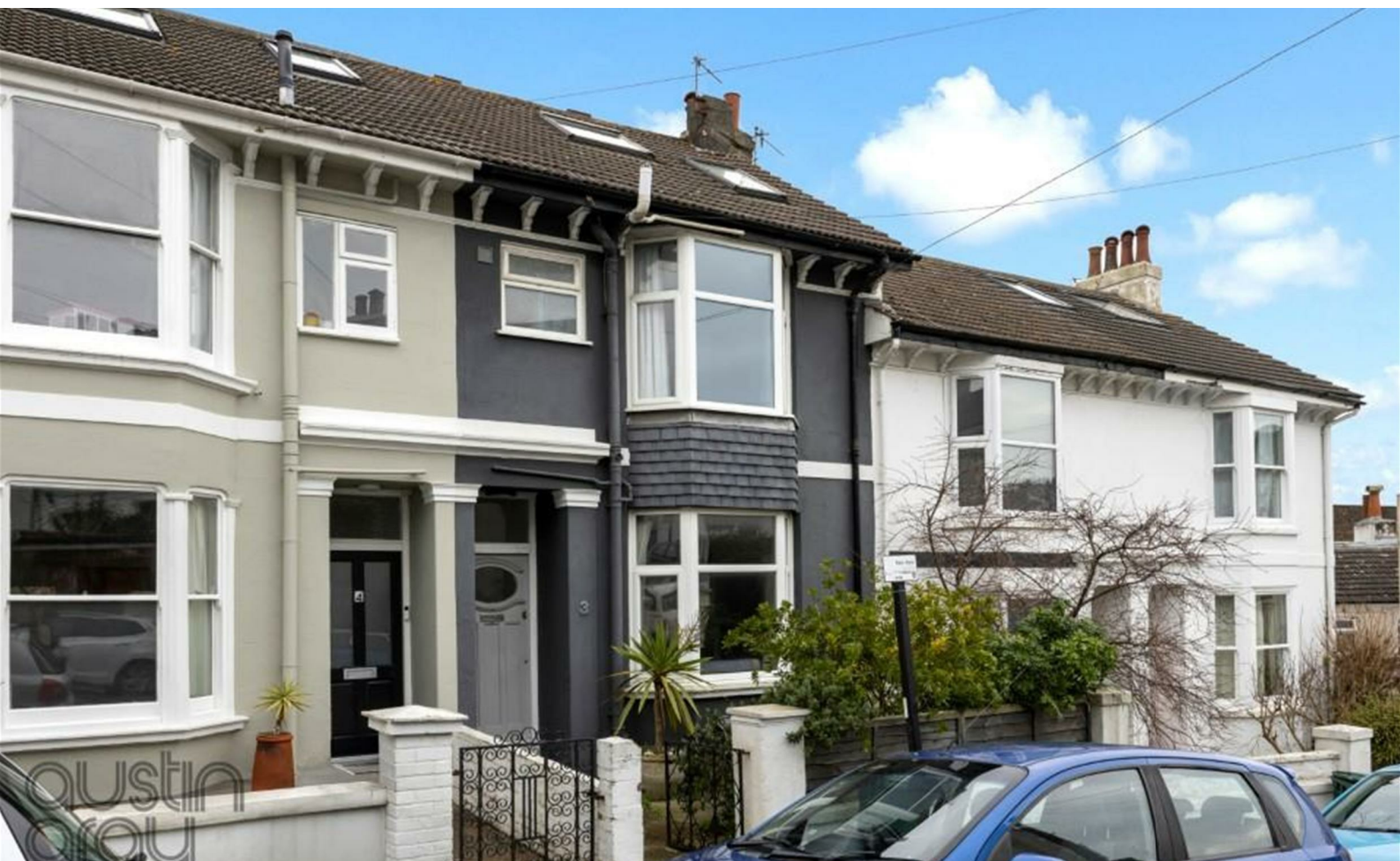


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## 3 Hamilton Road

Brighton, BN1 5DL

£700,000

A FOUR BEDROOM, TWO BATHROOM Victorian family home close to renowned schools and Brighton Station.

Hamilton Road is to be found adjacent to Stanford Road and is within easy access the popular Stanford Infant and Junior schools. Brighton station is a few minutes walk away, as is the Seven Dials with its bars, restaurants, shops and coffee houses.

A spacious through lounge/dining room has a dual aspect with patio doors that lead out into a walled and deck rear garden. From the entrance hall access is gained to a fitted kitchen with its integrated appliances.

On a half landing is a fourth bedroom and cloakroom, whilst on the first floor are two double bedrooms and a family bathroom/WC

A converted attic space now provides a main bedroom with a dormer window to the rear whilst access at the front leads through to an en-suite shower room/WC.

This lovely family home has been well maintained and benefits from its double glazing and gas central heating.

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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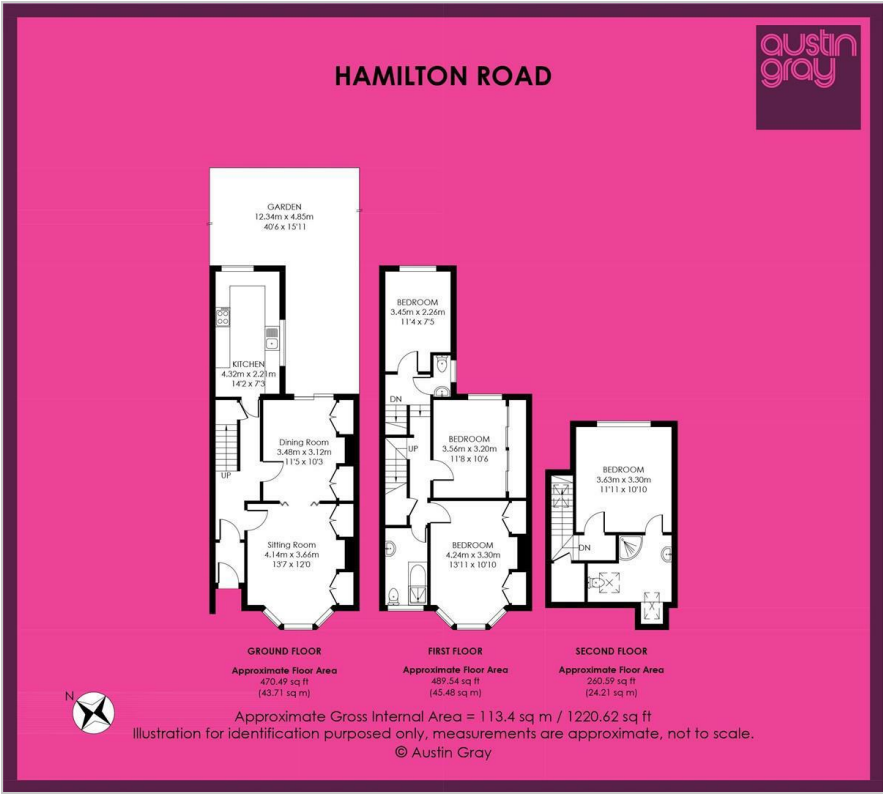


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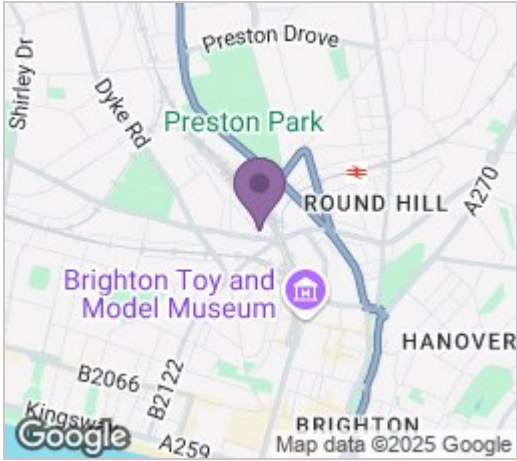




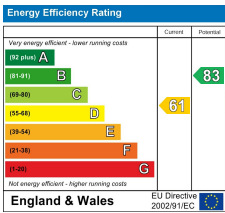
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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