



**hamlyn
smith.**

Robert Street, Brighton, BN1 4AH

£700,000

hamlyn smith.

 3 Bedrooms

 2 Receptions

 2 Bathrooms

A characterful terraced house on Robert Street, a quiet residential road, that is nevertheless in the busy centre of Brighton's vibrant North Laine. The property is arranged as an upper maisonette over the ground and first floors, with a self-contained flat on the lower ground floor. Three bedrooms in total, in its current configuration. A patio garden, and a separate terrace on the first floor.

- Period Terraced Home
- Arranged as a 2 Bedroom Maisonette & Basement 1 Bedroom Apartment
- Freehold
- Great Investment / Holiday Let
- Garden & Sun Terrace
- Situated in The North Laine





📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

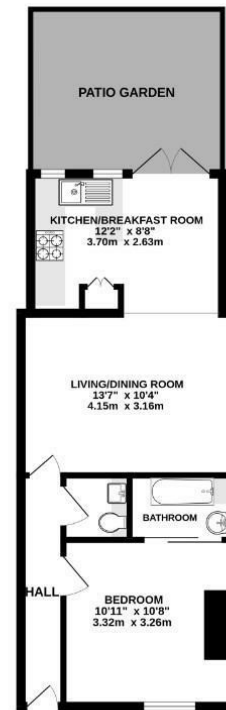
✉ hello@hamlynsmith.co.uk

Hamlyn Smith are delighted to offer for sale this terraced period property, arranged over three floors, in the heart of the North Laine. The current owners are living in the two-bedroom maisonette on the ground and first floors, while gaining an income from offering the downstairs flat as a holiday rental. The property has been recently decorated and is well presented throughout, with a gorgeous kitchen, that is only a few years old. As you enter on the ground floor, you find yourself in a charming living room with stripped wood floors, shuttered windows and a period fireplace. An opening from the living room allows you to see through to the kitchen at the rear of the property. The kitchen is a dark navy with quartz worktops and was installed in 2021. There is space for a freestanding cooker, a washing machine and a fridge. A cast-iron fireplace is a pretty feature at one end of the room, and a window opens wide to allow access to the terrace. This kitchen/breakfast room enjoys an easterly aspect, it fills with light in the mornings, so you can enjoy your morning tea or coffee at the breakfast bar, or in the summer, on the terrace outside.

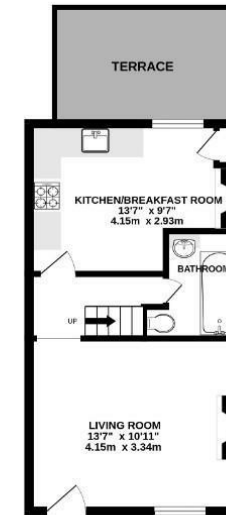
The bathroom is on the ground floor and has a white modern suite and white metro tiles, with a handbasin set in a vanity unit. The house is configured with a central hallway and staircase that sits across the middle of the house between the living room and the kitchen. Stairs rise to the first floor where there is a spacious landing which has a skylight. Two very generous bedrooms run across the full width of the house, one at the front and another at the rear.

On the lower ground floor is a one bedroom flat with its own entrance. A good size double bedroom has white shutters and an ensuite with a bath and handbasin, while the WC is separate, with a further handbasin. At the rear of the flat is a fantastic open-plan space, which has a living/dining room opening to a kitchen/breakfast room. In the living room there is ample space for a comfortable seating area as well as a dining table. The kitchen has solid wood painted units, a gas hob and an electric oven with grill. Double doors open to a pretty patio garden. The property has double-glazed windows and there are attractive solid wood doors throughout.

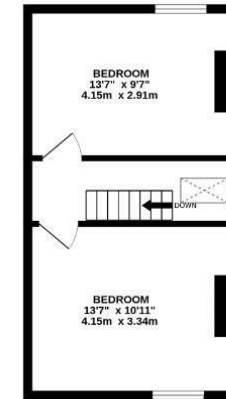
Although this is a quiet road, it is a stone's throw from three of Brighton's most popular pubs; the Basketmakers Arms, The Fountain Head and The Eagle, and you will be living right in the bohemian heart of the city, moments away from shops, restaurants, theatres, pubs and cafes. We highly recommend Loam, just around the corner for the best coffee! Brighton Museum and Art gallery is on your doorstep, as well as Brighton Dome and the Theatre Royal, and you will of course be a fifteen minute stroll from the seafront.



LOWER GROUND FLOOR
445 sq ft (41.3 sq m) approx.



GROUND FLOOR
327 sq ft (30.4 sq m) approx.



1ST FLOOR
326 sq ft (30.3 sq m) approx.

TOTAL FLOOR AREA: 1097 sq ft (102.0 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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