



Upper Hamilton Road, Brighton BN1 5DF

Bright and spacious two bedroom top floor apartment set in a fantastic location near Seven Dials and Brighton Station.

welcome to

Upper Hamilton Road, Brighton

We are delighted to offer for sale this very well presented two bedroom apartment set in a fantastic location. Set in a peaceful and quiet tree lined road with multiple benefits of being close to schools and Brighton Mainline station. Comprising of a large open plan living kitchen area which benefits from a dual aspect to allow all the natural light to flood in. With two double bedrooms this apartment would be the perfect first time buy or equally a brilliant investment purchase being ready to move straight into.





Set on the top floor of this converted building you also get far reaching views across the city whilst also having a share of freehold the positives are endless. Viewings are strongly recommended to really appreciate everything this spacious apartment has to offer.

Total floor area 89.7 m² (966 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Upper Hamilton Road, Brighton

- Bright and spacious 2 bedroom apartment
- Sold with no onward chain
- Sold with a share of freehold
- Well presented throughout
- Fantastic location near Brighton mainline Station
- Local amenities a short walk away at Seven Dials
- Far reaching views of the city
- Situated on a quiet tree lined road

Tenure: Leasehold EPC Rating: B Council Tax Band: A Service Charge: 2400.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 22 Aug 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF114157



Property Ref:
BHF114157 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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