



HAMLYN SMITH

£1,250 PER MONTH

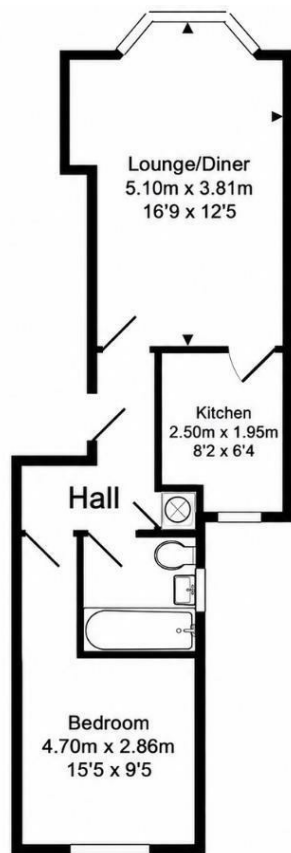
BONCHURCH ROAD,
BRIGHTON
1 BEDROOM
1 RECEPTION
1 BATHROOM

A well-maintained one bedroom first-floor flat, ideally situated in the popular Elm Grove/Hanover area of Brighton with secure underground parking.

- One Bedroom Apartment
- First Floor
- Secure Private Parking
- Energy Rating - D
- Council Tax Band - B
- Modern Finish Throughout
- Communal Garden
- Unfurnished







TOTAL APPROX. FLOOR AREA 35.6 SQ.M. (383.2 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 guarantees as to their operability or efficiency can be given
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The property is approached via a well-kept communal hallway, with stairs rising to the first-floor landing and the private entrance to the flat.

Upon entering, you are welcomed into the hallway which provides access to the accommodation. The spacious 16' living room is a particular feature of the property, enjoying a bright westerly aspect and an attractive bay window with sash-style double glazing. There is ample space for comfortable seating as well as a dining table and chairs, creating a fantastic space for both relaxing and entertaining.

The modern fitted kitchen is well equipped with a range of wall and base units, worktop space and a selection of integrated appliances. A window to the side allows plenty of natural light into the room.

Positioned to the rear of the property is the generously sized double bedroom, which enjoys a pleasant outlook over the communal garden, providing a quieter and more private setting.

The modern bathroom is fitted with a contemporary white suite including a bath and low-level WC.

Outside, the property benefits from an allocated off-street parking space, securely accessed via an electrically operated roller-shutter door – a fantastic addition for such a central location.

Situated in the popular Elm Grove/Hanover area, the property is conveniently positioned for easy access into Brighton city centre and is surrounded by a fantastic selection of independent shops, coffee shops, pubs and local amenities, with excellent transport links also close by.

HOVE

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