

# Hampstead Road

## Brighton

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## About the property

\*GUIDE PRICE £400,000 - £425,000\*

Beautifully presented and generously proportioned, this stunning two double bedroom Victorian maisonette enjoys breathtaking elevated views across Brighton and out towards the rolling countryside beyond.

Occupying the upper floors of an elegant Victorian townhouse, the property spans two levels and offers the feel, space and privacy of a house rather than an apartment. Extending just under 1,000 sq ft of internal accommodation, the home has been thoughtfully updated by the current owners to create the perfect balance between timeless period charm and contemporary living. Original Victorian features remain very much at the heart of the property, complemented by stylish modern finishes throughout, resulting in a home that is ready to move straight into.

The spacious accommodation is filled with natural light and enjoys a wonderful sense of character and warmth, while the elevated position ensures stunning far-reaching views from many of the principal rooms.

To the rear, a beautifully arranged tiered garden provides the ideal space for entertaining, relaxing or simply enjoying the sunshine and panoramic outlook. Further benefits include a share of the freehold with just one other apartment in the building, offering a rare sense of exclusivity and long-term security.

Perfectly suited to professionals, couples or families alike, this exceptional home combines peaceful seclusion with outstanding convenience. Preston Park Station is only moments away, providing excellent transport links into Brighton city centre, London and beyond.

# Hampstead Road Brighton



2

BEDROOM

1

RECEPTION

1

BATHROOM







## What the owner says

What The Owner Says...

"After 12 very happy years here, the hardest part about moving is saying goodbye to the light. From the moment I first walked in, I fell in love with how bright, uplifting and peaceful the flat feels all year round — even on grey Brighton days. The elevated position means the views constantly change with the seasons, and watching the sunsets from the windows or garden never gets old.

I like the balance of quiet residential living while still being so well connected to everything Brighton has to offer. Having a lovely local pub at the end of the road has been such a treat, while Preston Park Station being just moments away has made travelling into London incredibly easy.

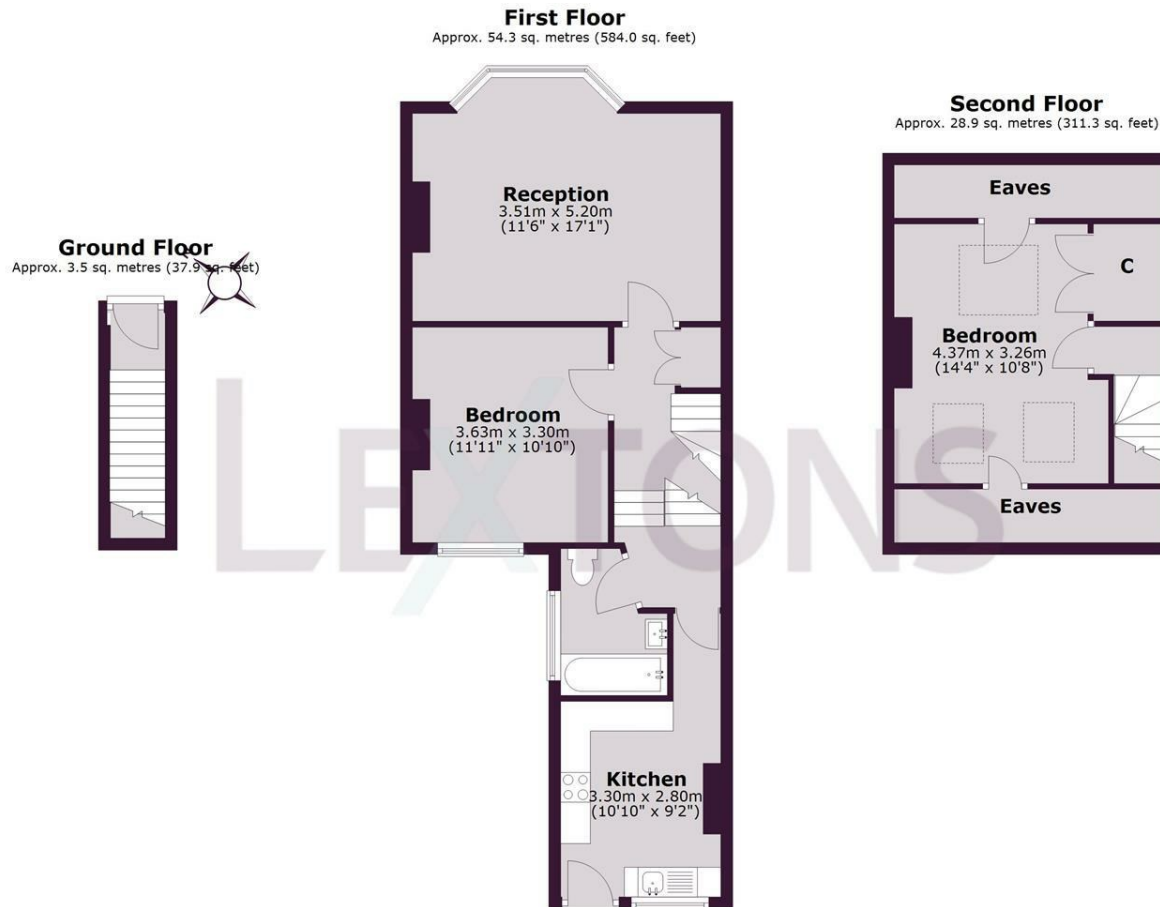
The maisonette has always felt much more like a house than a flat - spacious, calm and full of character. Whether it's morning coffee in the sunshine, hosting friends in the garden, or simply enjoying how airy and welcoming every room feels, it's been a very special home and one I will genuinely miss."



SCAN HERE TO OFFER ON THIS PROPERTY







Total area: approx. 86.7 sq. metres (933.2 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 