



HW

ESTATE AGENTS

Hamilton Road, Brighton
£290,000



Hamilton Road

Brighton

Spacious ground floor 1-bed in Prestonville with private courtyard, period features, modern bathroom, and scope to improve. Close to Seven Dials, Brighton Station, and city centre. Council Tax band: B

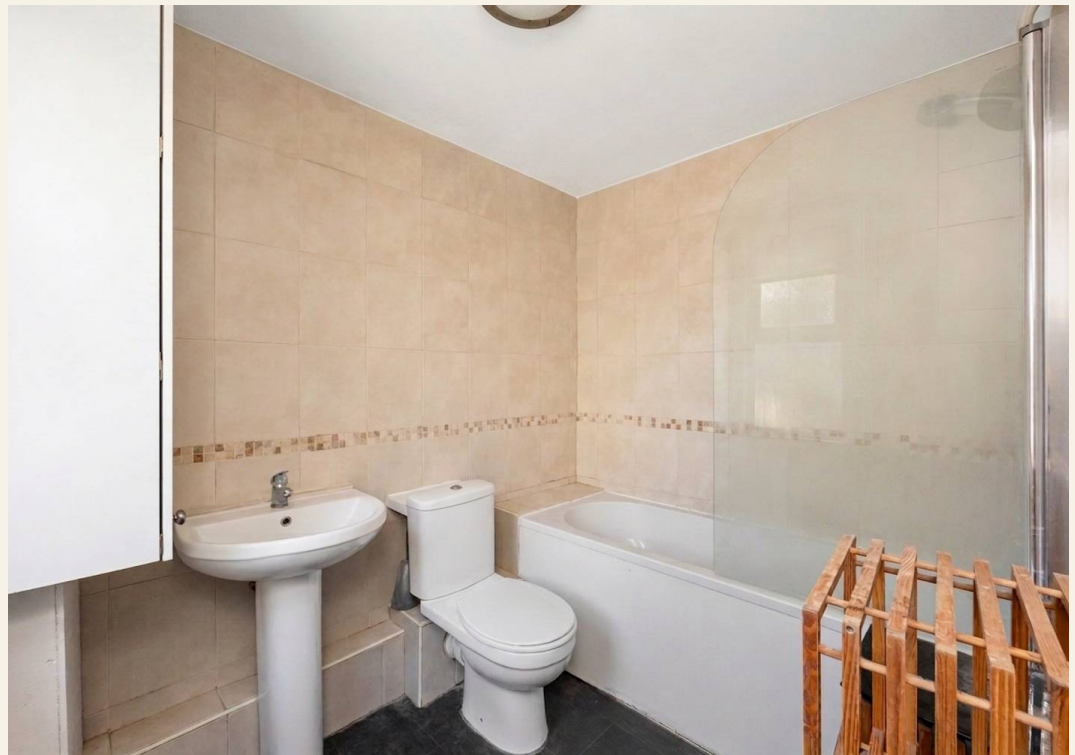
Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

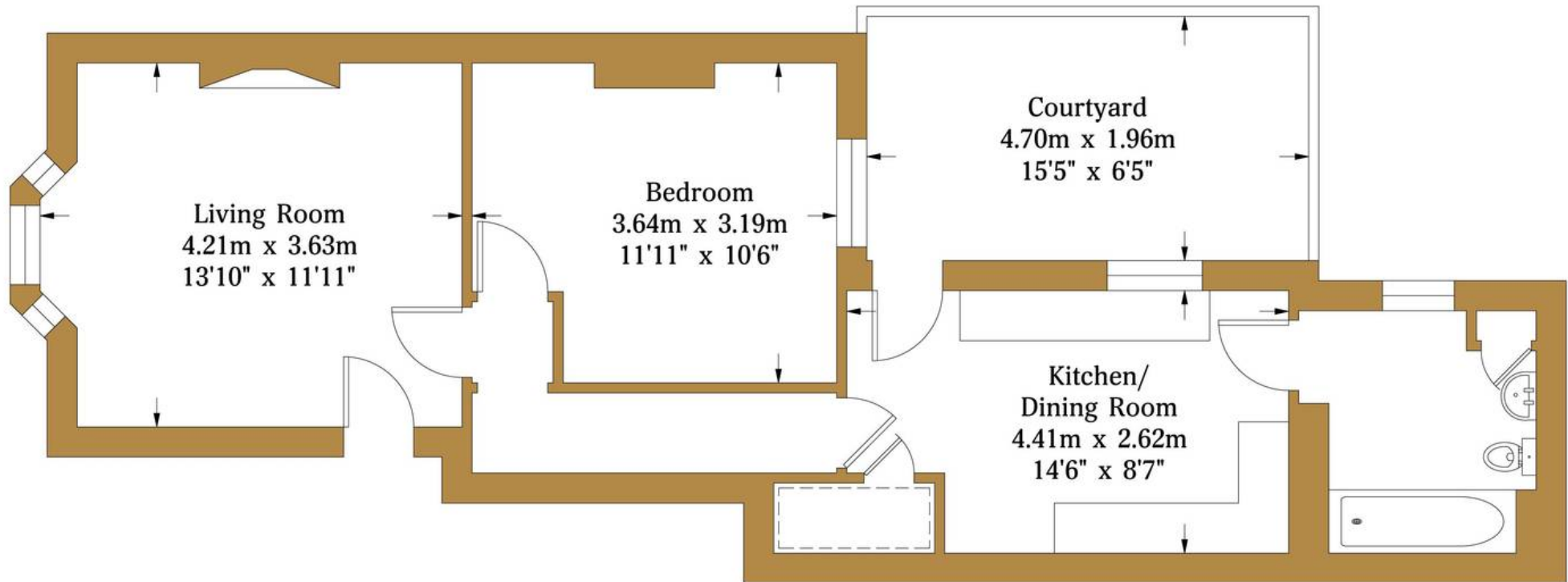
- Prime Prestonville location close to Seven Dials & Brighton Station
- Spacious ground floor period apartment with private entrance
- Generous bay-fronted living room with feature fireplace
- Large kitchen/dining room with direct garden access
- Private walled courtyard garden, ideal for entertaining
- Well-proportioned double bedroom overlooking the courtyard
- Modern bathroom with white suite and shower over bath
- Character features including high ceilings and period proportions
- Ideal first-time purchase, investment or Brighton pied-à-terre
- Chain Free





Hamilton Road

Approx. Gross Internal Area :- 47.96 sq.m. 516.23 sq.ft.



Ground Floor
Approximate Floor Area
516.23 sq ft
(47.96 sq m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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