1 Upper Hamilton Road

Brighton, BN1 5DF

111 Dyke Road, Brighton, BN1 3JE
Tel: 01273 964484 **Email:**brighton@pearsonkeehan.com pearsonkeehan.com

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Asking price £325,000

There is something particularly appealing about a garden flat that gets the balance right. Characterful interiors, good natural light and meaningful outside space are all present here, creating a home that feels considerably larger than its footprint suggests.

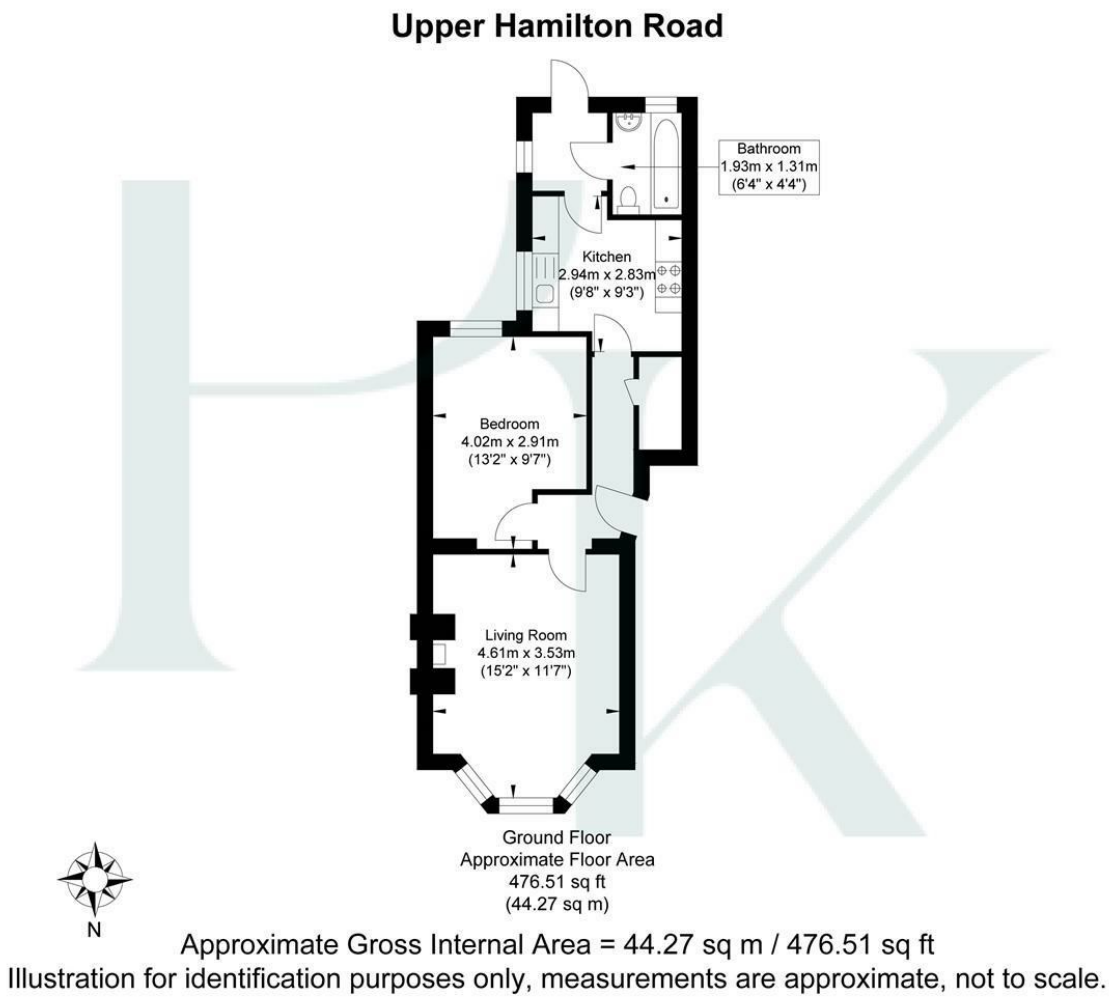
Positioned on the ground floor of an attractive period building on sought-after Upper Hamilton Road, this one-bedroom apartment combines elegant proportions with a relaxed, homely feel. The bay-fronted living room is full of charm, with high ceilings, original floorboards, fitted shelving and a feature fireplace providing a wonderful focal point. Large sash windows draw in plenty of light, enhancing the sense of space throughout.

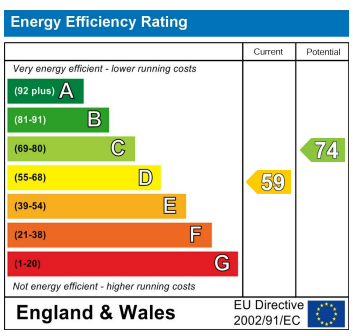
The kitchen sits to the rear of the property and offers direct access outside, making the garden a natural extension of the living accommodation during the warmer months. The double bedroom enjoys a peaceful outlook over the greenery beyond, while the bathroom is conveniently arranged off the hallway.

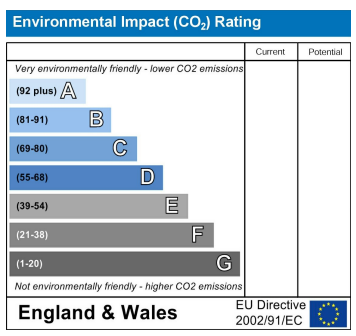
Outside, the garden is a genuine highlight. Mature planting, established borders and a lawned centre create a secluded setting that feels far removed from the bustle of the city. It is the sort of space that evolves with the seasons and offers equal appeal for keen gardeners, outdoor dining or simply enjoying a quiet moment in the sunshine.

With approximately 476 sq ft (44.27 sq m) of accommodation, the flat presents an excellent opportunity for first-time buyers, downsizers or anyone seeking a characterful home with exceptional outside space.

Upper Hamilton Road is one of Brighton's most sought-after residential addresses, prized for its attractive period architecture and proximity to Seven Dials. Independent cafés, restaurants, bakeries and local shops are all within easy reach, while Brighton Station is conveniently nearby for commuters. The city centre, Dyke Road Park and a range of highly regarded amenities are all accessible on foot, making this a location that balances convenience with a strong sense of neighbourhood.







Pearson Keehan