

24 Hampstead Road
Brighton, East Sussex BN1 5NG
Asking Price £825,000

DAVID&CO

24 Hampstead Road, Brighton, East Sussex BN1 5NG

A fabulous 4 double bedroom, 2 bathroom bay fronted Victorian terraced house, situated in this highly favoured residential area within a short stroll of Preston Park mainline station and local shops in Preston Village. The property enjoys extensive views from the front of the property and retains much of its original charm and character with many period features throughout with 1,496 sqft (139 sqm) of versatile living space. The accommodation comprises on the ground floor: entrance hall, spacious 25' x 13' thru' living/dining room, modern kitchen/breakfast room with 'shaker' style units, on the firsat floor there are 3 double bedrooms and a family bathroom, and on the second floor a further large double bedroom with en-suite shower room/wc. There is an attractive lower courtyard patio with steps leading to a bright sunny west facing rear garden. * * VIEWING HIGHLY RECOMMENDED * *

Location
This delightful 4 bedroom, 2 bathroom Victorian terraced house is situated in this highly favoured residential area enjoying an elevated position with extensive views from the front of the property over towards Preston Park and the surrounding area. Preston Park mainline station is literally a short stroll away making it perfect for commuters. Local shopping facilies are available in Preston Village and at Fiveways and the beautiful 65 acre Preston Park is also within easy walking distance with its recreational facilities. Regular local bus services are availble in London Road and Dyke Road providing easy access to Brighton city centre and seafront.

Accommodation
All measurements are approximate.

Ground Floor

Entrance Vestibule
Approached via a front door with decorative stained glass panels. Period half tiled walls to dado height. Original ceiling covings. Stripped pine draught screen door with decorative stained glass panels leading to:

Entrance Hall
Original ceiling covings and mouldings. Stripped wooden floorboards. Radiator. Understairs cupboard. Staircase leading to the first floor.

Thru' Living Room/Dining Room 25'9" into bay x 13'1" (7.85 into bay x 3.99)
A delightful and spacious thru' living room/dining room with many original period features and with 9'5" ceiling height.

Living Room Section 13'8" into bay x 12'9" (4.17 into bay x 3.90)
Original Victorian fireplace with cast iron and tiled insert with marble surround and with slate hearth. Original ceiling covings. Picture rail. Stripped wooden floorboards. Built in low level cupboard into chimney breast recess. Radiator. Large sash bay window to front.

Dining Room Section 11'10" x 10'9" max (3.63 x 3.28 max)
Original Victorian fireplace surround with tiled hearth. Built in shelving to chimney breast recesses. Stripped wooden floorboards. Radiator. Glazed doors leading attractive lower courtyard patio area.

Kitchen/Breakfast Room 19'4" x 9'1" (5.90 x 2.77)
A spacious kitchen/breakfast room fitted with a range of modern 'shaker' style units with contrasting oak worktops with stainless steel single drainer sink unit with mixer tap inset in working surfaces with cupboard below. Space and plumbing for dishwasher and washing machine. Further range of working surfaces with cupboards and drawer units below. Built in 'Neff' gas hob with fitted electric oven below. Tiled splashback. Matching range of fitted wall cupbaords and cabinets. Fitted extractor hood. Cupboard housing 'Worcester' gas central heating boiler. Stripped wooden floorboards. Recess for fridge/freezer. Stripped wooden floorboards. Space for large dining table and chairs. Sash window to side. Additional window to side. Glazed door leading onto the lower courtyard patio area.

First Floor

Landing
Stripped wooden floorboards. Staircase leading to the second floor.

Bedroom 1 16'7" x 13'8" into bay (5.06 x 4.17 into bay)
A particularly spacious double bedroom enjoying extensive far reaching views towards Preston Park and over the surrounding area. Original Victorian fireplace with cast iron and tiled inserts with marble surround and slate hearth. Original ceiling covings. Picture rail. x2 Radiators. Large sash bay window to front.

Bedroom 2 12'0"x 10'9" (3.66x 3.30)
Original Victorian cast iron fireplace. Original fitted cupboard into chimney breast recess. Picture rail. Stripped wooden floorboards. Sash window to rear.

Bedroom 3 11'3" plus door recess x 9'1" (3.44 plus door recess x 2.78)
Picture rail. Radiator. Sash window to rear overlooking the rear garden.

Family Bathroom
White suite comprising panelled bath with mixer taps and with tiled splashback. Wash hand basin. Low level wc. Radiator. Recessed downlights. Sash window to side.

Second Floor

Landing
Stripped wooden floorboards. Window to rear. Door leading to:

Bedroom 4 19'9" x 11'0" (6.02 x 3.36)
Stripped wooden floorboards. Built in stripped pine wardrobe cupboards with hanging and storage space. x2 Radiators. x2 Wall light points. Recessed downlighters. x4 Velux windows to front. Glazed doors to rear with 'Juliet' balcony. Door leading to:

En-Suite Shower Room/WC
Tiled shower enclosure. wash hand basin. Low level wc. Stripped wooden floorboards. Chrome heated towel rail. Recessed downlight. Velux window to front.

Outside

Front Garden
Small formal front garden with flower and shrub borders.

West Facing Rear Garden
A most attractive rear garden enjoying a bright sunny west facing aspect with lower courtyard style patio area with x3 storage cupboards and with steps leading to a delighful well stocked and mature rear garden arranged on 3 levels with brick paved patio area with well stocked flower and shrub borders. Steps to an area of lawn and additional smaller patio area at the top of the garden. Wooden garden shed.

Information
EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

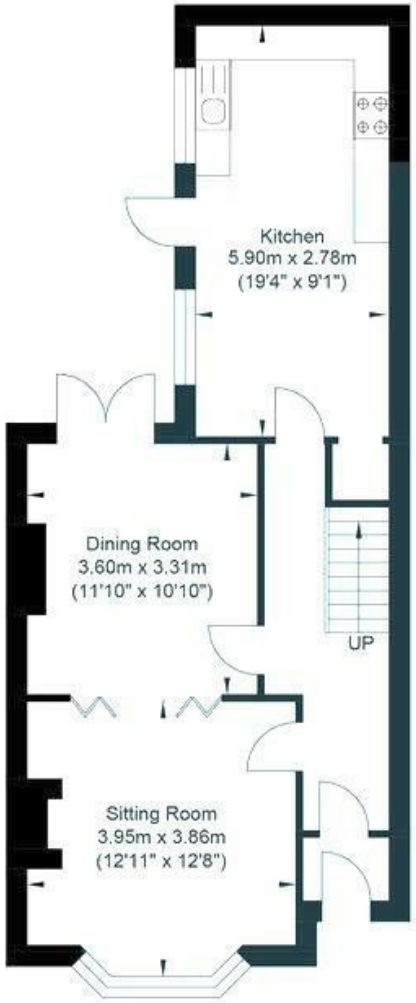
VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.







Hampstead Road



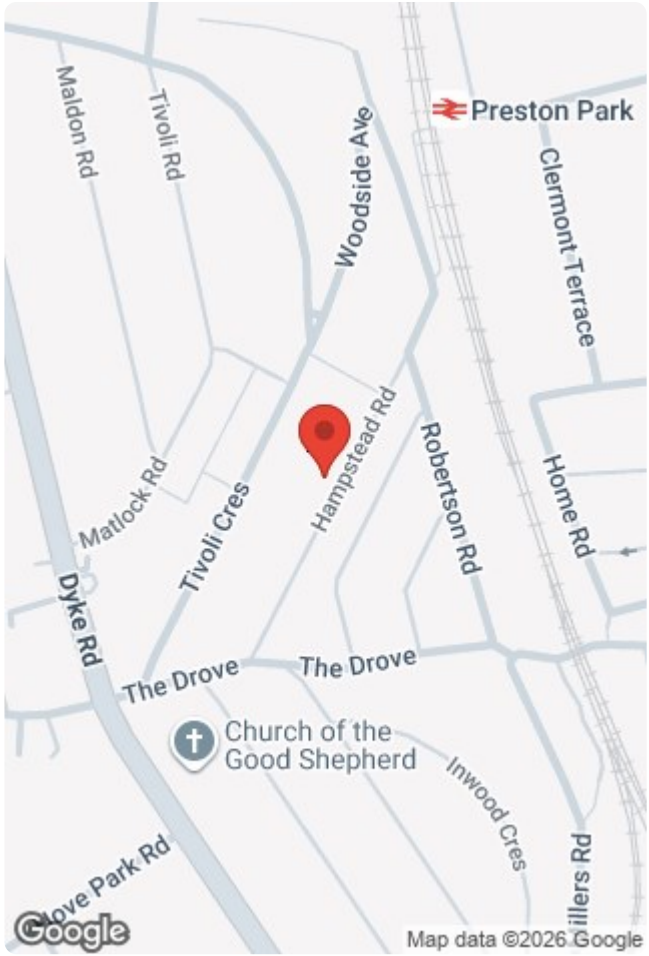
Ground Floor
Approximate Floor Area
563.7 sq ft
(52.4 sq m)

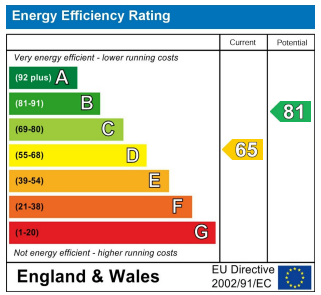


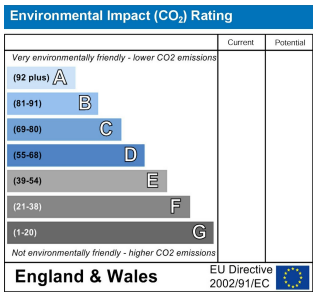
First Floor
Approximate Floor Area
587.9 sq ft
(54.6 sq m)



Second Floor
Approximate Floor Area
291.2 sq ft
(27.06 sq m)







APPROVED CODE
TRADINGSTANDARDS.UK
The Property Ombudsman

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