

PHILLIPS & STILL



Hampton Place, Brighton, BN1 3DA

- A Magnificent Grade II Listed Georgian Mid Terrace Home
- Beautifully Presented With Spacious Accommodation Over Three Floors & Two Entrances
- Four Double Bedrooms
- Lounge, Dining Room & Separate Kitchen / Breakfast Room

Asking Price of £800,000

- Private West Facing Rear Garden
- Two Bath / Shower Rooms
- Vibrant City Centre Location Moments From Western Road & Seafront
- No Onward Chain



This magnificent Grade II listed Georgian mid terrace home offers spacious & versatile living accommodation over three storeys and is located in one of central Brighton's most sought after addresses. Hampton Place is a one-way residential street known for its' wonderful period architecture and amazingly vibrant & convenient location just off Western Road, moments from Waitrose and a few minutes' walk from our famous seafront. Both Hove & Brighton mainline railway stations are also within easy reach for any commuters.

The house is presented for sale in beautiful order, full of character features with high ceilings and is totally open to interpretation to suit your needs and lifestyle with so many people requiring a home office or two as well as double bedrooms these days!

You will be charmed from the moment you step inside the house with a choice of two entrances on the ground or lower ground floor. Having a separate entrance on the lower ground floor gives you the potential of making this level into a self-contained dwelling to rent out or the ideal space for older children giving them separation & privacy whilst still attached to the family home. To the lower ground floor are two double bedrooms and a modern en suite shower room.

To the ground floor you are welcomed by a spacious entrance hall taking you through to a wonderful bay fronted lounge with feature fireplace and dining room, or study area, with striped wood floorboards. There are doors from the dining room out onto the rear garden as well as a door from the kitchen. The crisp modern kitchen / breakfast room has space for a table & chairs, appliances and plenty of wall & base units with views out onto the rear garden.

On the first floor are two more double bedrooms taking the grand total to four with the bay fronted master being of a particularly impressive size, accompanied by the family bathroom. Filled with the character found throughout the house, you have a roll top clawfoot free-standing bath tub as well as a walk-in shower cubicle. The house also benefits from a great amount of built-in storage.

The private West facing rear garden feels secluded & tranquil with plenty of space for outdoor furniture, plants & shrubs and is the perfect setting for a spot of sunbathing, al fresco dining, your morning coffee, that after work evening pre-prandial and entertaining friends & family.

This is a rare opportunity to purchase an amazing house in a much sought after & convenient location. There is an excellent array of nightlife and a wide selection of trendy restaurants, cafes, bars and public houses within walking distance as well as a good choice of convenience shops & supermarkets. Living here will definitely allow you to fully experience that cosmopolitan Brighton & Hove lifestyle the City is so well known for!





Accommodation

LOWER GROUND FLOOR

With a separate entrance to the ground floor

HALL

BEDROOM THREE

11' 6" x 10' 10" (3.51m x 3.3m)

BEDROOM TWO

12' 6" x 11' 4" (3.81m x 3.45m)

EN SUITE SHOWER ROOM

With W.C.

GROUND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE

13' 6" x 11' 1" (4.11m x 3.38m)

DINING ROOM

12' 2" x 9' 8" (3.71m x 2.95m)

SEPARATE KITCHEN / BREAKFAST ROOM

14' 2" x 6' 8" (4.32m x 2.03m)

FIRST FLOOR

LANDING

BAY FRONTED BEDROOM ONE

13' 9" x 13' 8" (4.19m x 4.17m) With built-in wardrobes

BEDROOM FOUR

12' 5" x 9' 10" (3.78m x 3m) With built-in wardrobe

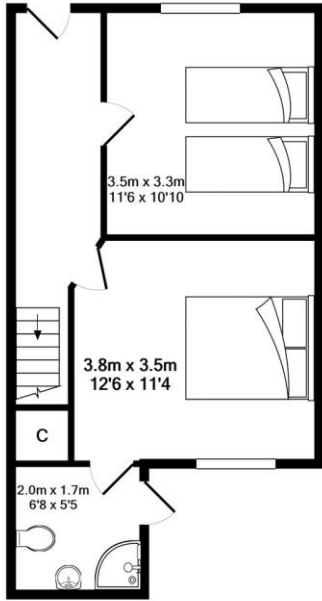
FAMILY BATHROOM

14' 2" x 6' 8" (4.32m x 2.03m) With W.C., roll top clawfoot bath & walk-in shower cubicle

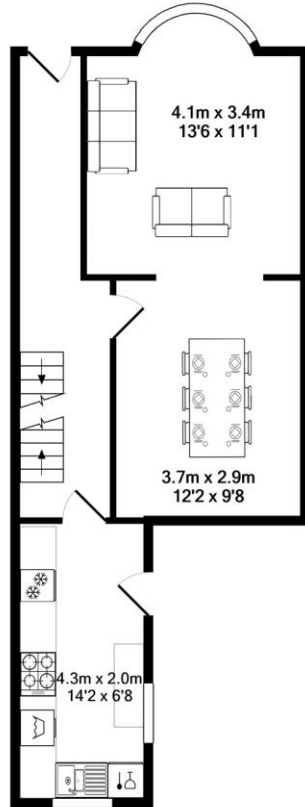
OUTSIDE

CHARMING WEST FACING REAR GARDEN

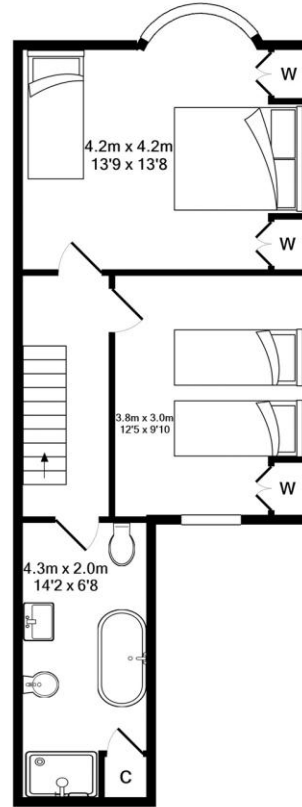
Access from the dining room and kitchen



LOWER LEVEL
APPROX. FLOOR
AREA 37.0 SQ.M.
(398 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 41.6 SQ.M.
(448 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 41.8 SQ.M.
(450 SQ.FT.)

NOT TO SCALE - FOR LAYOUT PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 120.3 SQ.M. (1295 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 guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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