

# PHILLIPS & STILL

Hamilton Road, Brighton

Asking Price £230,000



- One bedroom converted flat
- Separate Lounge/Kitchen
- Good size double bedroom
- Sought After Port Hall Location
- Chain Free

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## 26A Hamilton Road, Brighton, BN1 5DL



Set in one of the most sought-after areas in Brighton, this first floor apartment in the seven dials area is chain free and perfect for first time buyers or those looking for an investment.

The property has a well sized living room which is bright and spacious. There is an abundance of natural light too which is helped by fantastic ceiling height.

The kitchen leads off the hallway too as it is situated at the back of the property. The bedroom is a good size double with plenty of space for wardrobes. You have a fitted bathroom to the rear of the property.

Hamilton Road is based on the edge of one of the most popular parts of Brighton with its popular cafes and restaurants. You are only just a five-minute walk away from our favourite pub in the area, The Shakespeare's Head, a cosy pub with good food and drink. From the apartment you are only a ten-minute walk to Brighton station with direct trains to London Victoria and London Bridge.



Living in the sought after Seven Dials, you are just a short ride from town where you can really soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer.

This City really is known for its' entertainment! Alternatively, if you feel like treating yourself on a Sunday, why not take a short stroll around the corner to the ever so popular 'Good Companions' gastro pub and enjoy a couple of drinks & a lovely home cooked meal.

## Hamilton Road, Brighton, BN1 5DL

Approximate Gross Internal Area = 51.5 sq m / 554 sq ft

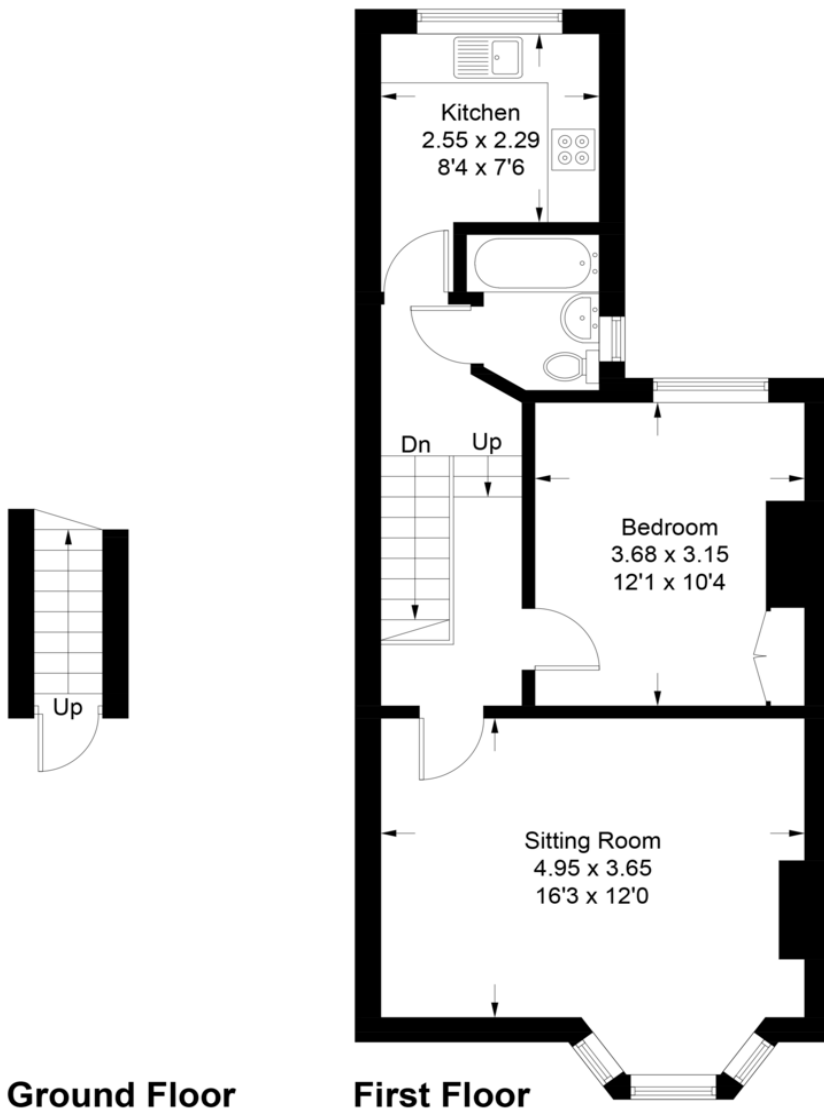


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023

## Accommodation

**GROUND FLOOR**  
(stairs leading to accommodation)

**FIRST FLOOR**

**ENTRANCE HALL**

**SITTING ROOM**  
16' 3" x 12' 0" (4.95m x 3.66m)

**BEDROOM**  
12' 1" x 10' 4" (3.68m x 3.15m)

**KITCHEN**  
8' 4" x 7' 6" (2.54m x 2.29m)

**FAMILY BATHROOM**

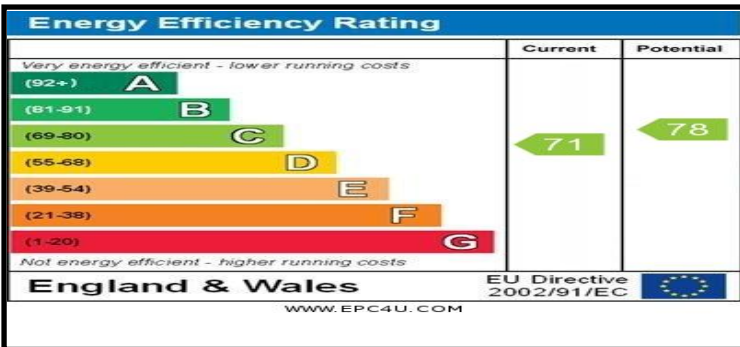




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



## 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.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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