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## 2 Hamilton Road

Brighton, BN1 5DL

**£450,000**

Hamilton Road is located in the popular Port Hall district of Brighton with renowned schools catering for all age groups within close proximity, as is the delightful Dyke Road Park with tennis courts, open spaces and childrens play area. Bus services run from nearby Dyke Road providing access into the City Centre and seafront. Brighton mainline station is located in Queens Road providing north-bound commuter links with London/The City.

Offered for sale with immediate vacant possession and in need of modernisation throughout, this three bedroom, terraced family home affords the possibility of creating additional accommodation within the existing roof space subject to any necessary planning permissions and building regulations approval the may be required.

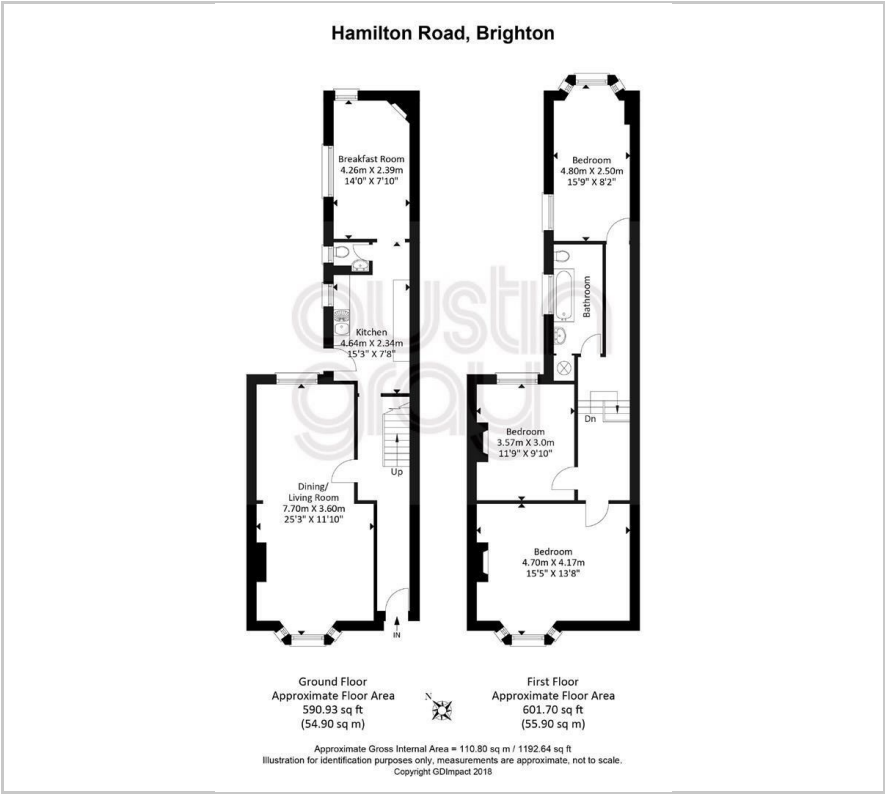
### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

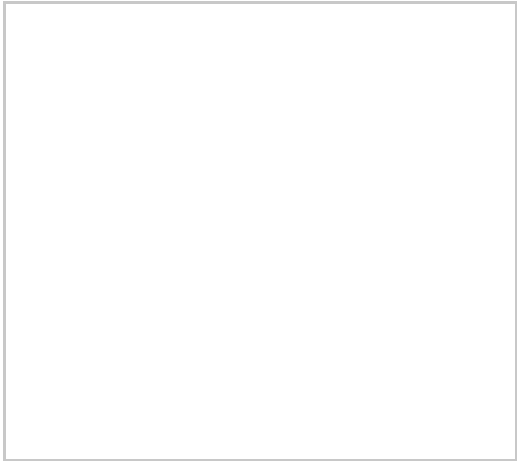
if you wish to arrange a viewing appointment for this property or require further information



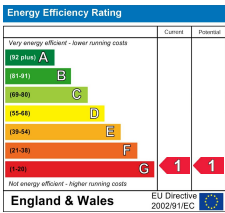
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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