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# austin gray



## 47 Hamilton Road Brighton, BN1 5DN Guide Price £300,000

Guide price £300,000 - £325,000

A well-presented, one double bedroom, south facing garden flat close to the Seven Dials and within a short walk of Brighton mainline station offered for sale with no onward chain.

Hamilton Road is to be found in the heart of the popular and highly desirable Port Hall district of Brighton close to renowned schools catering for all age groups. The bustling Seven Dials with its array of bars, delis, restaurants and other entertainment is a short stroll away, as is Brighton mainline station providing north bound commuters with links to London/the city.

Through the well-maintained communal hallway shared with the first floor flat, the front door opens into the entrance hall which has beautiful solid English oak flooring which is also in the living room. The living room has UPVC bay windows to the front with Plantation shutters and a window seat beneath and an original fireplace. The double bedroom has fitted wardrobes and French doors leading out to the patio garden. The kitchen is fully equipped with an integrated AEG fridge freezer, Zanussi oven and hob and Neff extractor and cupboard space for washing machine. The work tops are English ash complemented by black tinted solid ash doors with birch ply carcasses. The bathroom/WC has recently been re-tiled and had new radiator and shower fitted. The separate toilet also has been re-tiled. A double glazed door opens out to the pretty, south facing, walled, patio garden with established plum and olive trees and other shrubs. There is a useful shed with extra storage behind.

This garden flat is a hidden gem which must be viewed to appreciate all that it offers.

### 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.

- Council tax band B
- Annual maintenance £545 (£380 B Ins, £165 maintenance)
- Peppercorn ground rent
- Lease 153 years remaining

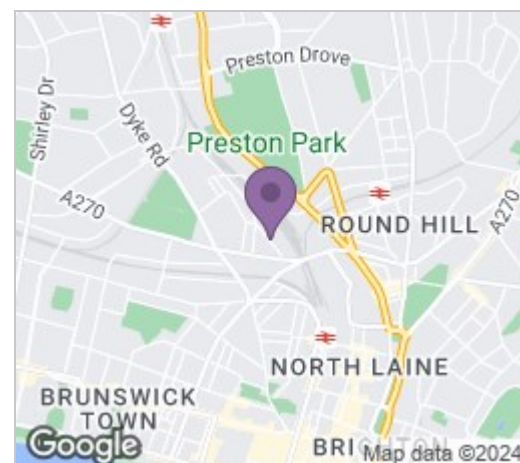




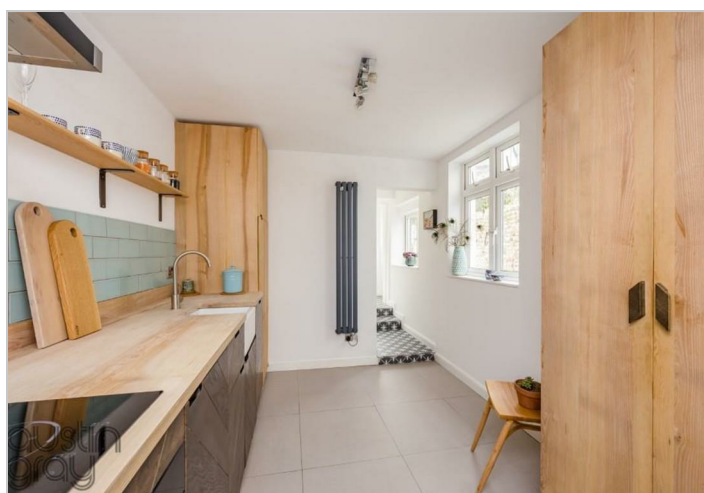
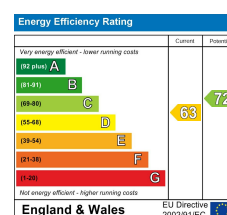
## Floor Plan



## Area Map



## Energy Efficiency Graph



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