

austin gray  
first floor office 123-125 dyke road, hove, bn3 1tj  
Tel: 01273 232232  
residential@austingray.co.uk  
www.austingray.co.uk

austin gray



## 26 Hampstead Road

Brighton, BN1 5NG

A beautifully presented double-fronted Victorian home offering four spacious bedrooms and exceptional period character. Blending elegant original features with contemporary style, this impressive property includes a stunning principal suite with city views. Perfectly positioned near Preston Park station, excellent schools, and the seafront, it combines charm, space, and convenience in one of Brighton's most sought-after locations.

**Asking Price £1,050,000**

## 26 Hampstead Road

Brighton, BN1 5NG



A rare opportunity to acquire this exceptional double-fronted Victorian residence, offering over 2,200 sq ft of beautifully modernised living space while preserving a wealth of original period character. Elegant fireplaces, ornate ceiling coving, stripped wooden floorboards and sash windows blend seamlessly with high-quality contemporary finishes to create a truly special family home.

Flooded with natural light and enjoying leafy open views across Brighton, the house features spacious open-plan living on the ground floor. The showpiece of the home is the stunning 32'2 kitchen and dining area a bespoke, handcrafted kitchen with granite worktops, KitchenAid induction hob, Neff ovens, LG double fridge freezer, a double larder, coffee station, breakfast bar and underfloor heating throughout! Making it perfect for both everyday living and entertaining. A separate utility room, shower room, and a versatile gym/home office complete the ground floor.

A striking sunroom on the half landing features bi-fold doors that open directly onto the landscaped west-facing garden, designed with hardwood decking, vegetable beds, and a lawned area that enjoys sunshine throughout the day.

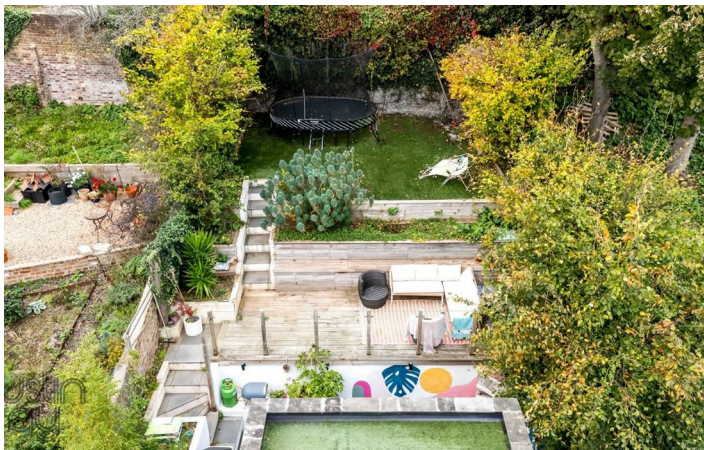
Upstairs, the first floor offers three generous double bedrooms, a stylish family bathroom with a freestanding bath and walk-in shower, and a flexible fifth bedroom or study. The top floor is dedicated to an impressive principal suite, complete with a dressing room, en-suite shower room, and push-out Velux balcony windows framing far-reaching views across the city.

Practical features include a covered side access ideal for storage, and the rare advantage of easy on-street parking in such a central location.

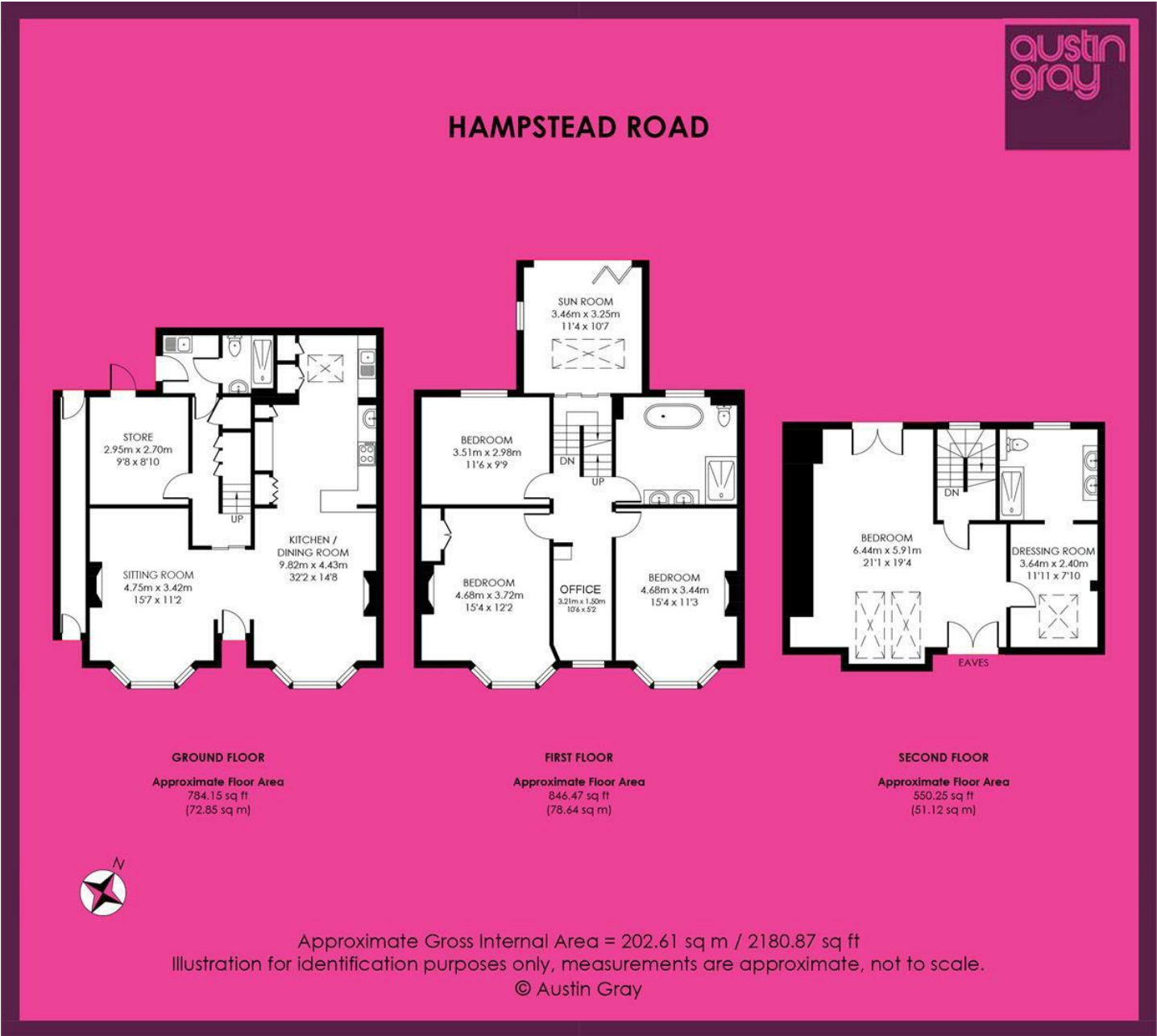
Hampstead Road is perfectly positioned on the Brighton and Hove border just moments from Preston Park station (with direct trains to London Bridge, Victoria, Farringdon, and Gatwick), a short drive to the seafront, and within easy reach of the South Downs.

The area is well served by excellent local schools including Stanford Infant, Bilingual Primary, Lancing Prep, Windlesham, Cottesmore, Varndean, Dorothy Stringer and BHASVIC.

This is a home that combines period charm, space, and style with exceptional convenience a truly rare find in one of Brighton's most sought-after neighbourhoods.



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

austin gray  
first floor office 123-125 dyke road, hove, bn3 1tj  
Tel: 01273 232232  
residential@austingray.co.uk  
www.austingray.co.uk

Council Tax  
Band : E

| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (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                     |  |         |           |