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## 14A Farm Road

Hove, BN3 1FB

Offers Over £280,000

Quietly positioned on a peaceful residential street in the very heart of Brighton, this beautifully presented one-bedroom basement flat offers an impressive blend of space, character, and modern convenience. Completely refurbished and reconfigured in 2022, the property was stripped back and rebuilt throughout to create a high-quality, future-proofed home that combines period charm with contemporary living. Set within an attractive period townhouse, it benefits from its own private entrance, a generous central hallway, and a thoughtfully arranged layout that feels far more spacious and traditional than many basement apartments.

The living room is bright and inviting, enhanced by large windows overlooking the front lightwell, while engineered oak flooring and soft lighting create a warm and comfortable atmosphere. The front-facing bedroom provides a calm retreat with ample space for wardrobes and furnishings, and the well-considered layout offers a sense of privacy and comfort rarely found in open-plan designs. Modern features include a smart-home system with multi-room audio, app-controlled heating and lighting, remote access, future-proofed electrics, and underfloor heating to the kitchen and bathroom. Ideally located just moments from Brighton Station and within easy reach of the seafront, Seven Dials, Churchill Square, and North Laine, this home offers the best of central city living while remaining tucked away for peace and privacy.

### 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.



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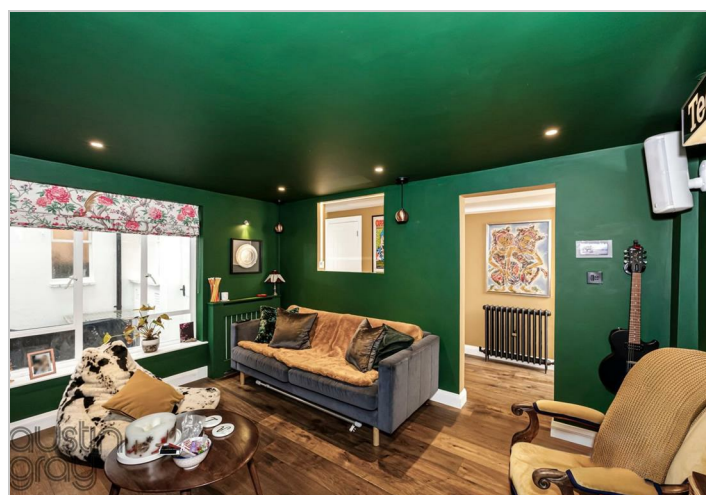
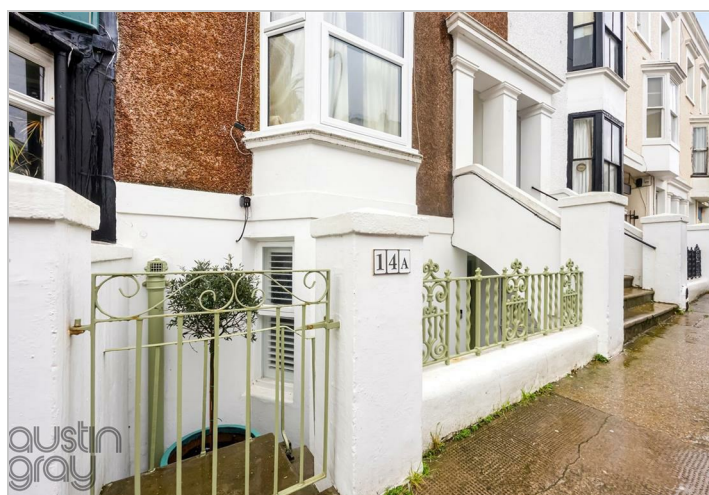
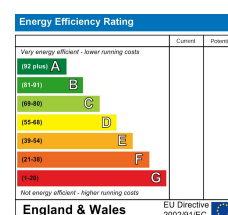
## Floor Plan



## Area Map



## Energy Efficiency Graph



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