austin gray



5 Hampstead Road

Brighton, BN1 5NG

Guide Price £600,000 - £625,000

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This attractive 2 / 3 bedroom red brick Edwardian family home occupies an elevated position and offers spacious and versatile accommodation arranged over two floors. Approached via a gated entrance and front garden area, steps rise to the bright entrance porch which opens into a generous open-plan sitting room, featuring an impressive box bay window with far-reaching views, a marble fireplace and fitted book shelving and storage to either side.

To the rear of the property is the well-appointed kitchen, fitted with a range of storage units and an integrated dishwasher, together with space for additional appliances and a breakfast table and chairs. A window and glazed door provide access to the conservatory area and original, working W.C. Steps lead up onto a spacious private paved patio and onwards to the tiered rear garden with mature shrubs, seating areas, shed and views of Brighton.

- Red brick Edwardian House with original features
- Close to Preston Park Station, local amenities and other transport links
- 1258 sq ft / 116 m2 of internal space
- Potential to extend into spacious attic (SNPP) as per neighbouring properties
- Private patio and terraced rear garden
- Second reception room / Bedroom 3
- Spacious bathroom / W.C.
- Close to sought-after local schools and green spaces
- Light-filled bay windows, with extensive views
- No Onward Chain















Also positioned to the rear of the property and adjoining the kitchen and lounge is a further reception room / third bedroom, which benefits from direct access to the small conservatory and provides excellent flexibility for family living, entertaining or home working.

Stairs rise to the first-floor landing, leading from which are two well-proportioned double bedrooms. The principal bedroom is positioned to the front of the property and with its large box bay window enjoys an elevated aspect and extensive views, whilst not being overlooked. The second bedroom looks out over the rear garden.

Completing the accommodation is a spacious family bathroom, fitted with a bath and shower over, together with a useful cupboard housing the combination boiler.
The property also benefits from an extensive loft space, offering excellent potential to create additional accommodation, subject to the necessary consents. Similar loft conversions have been carried out at neighbouring properties, adding additional bedroom/s and an en-suite bathroom.
Hampstead Road is in the popular residential Preston Park area of Brighton, offering an excellent combination of local amenities, choice of green spaces, sporting activities and transport links. Preston Park is close by, whilst Fiveways and Preston Village provide a variety of independent shops, cafés and restaurants. The area is also well served by a selection of well-regarded local schools and colleges, making it particularly appealing to families.

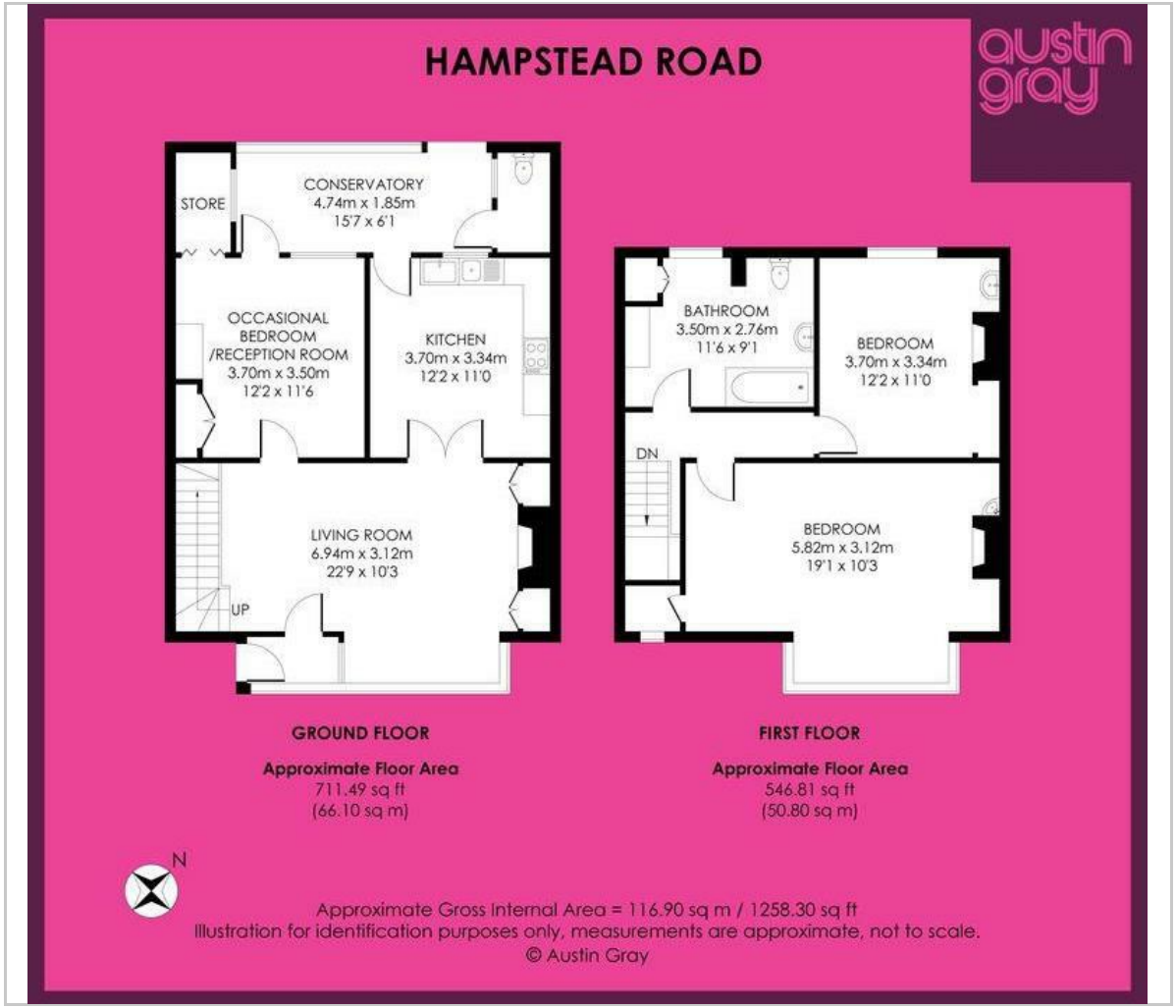
Preston Park railway station is a few minutes walk away, with regular services to London, Gatwick, further north and along the south coast, while local bus routes provide convenient access to Brighton city centre and the seafront. The A23 and A27 are also readily accessible.
Viewing highly recommended.



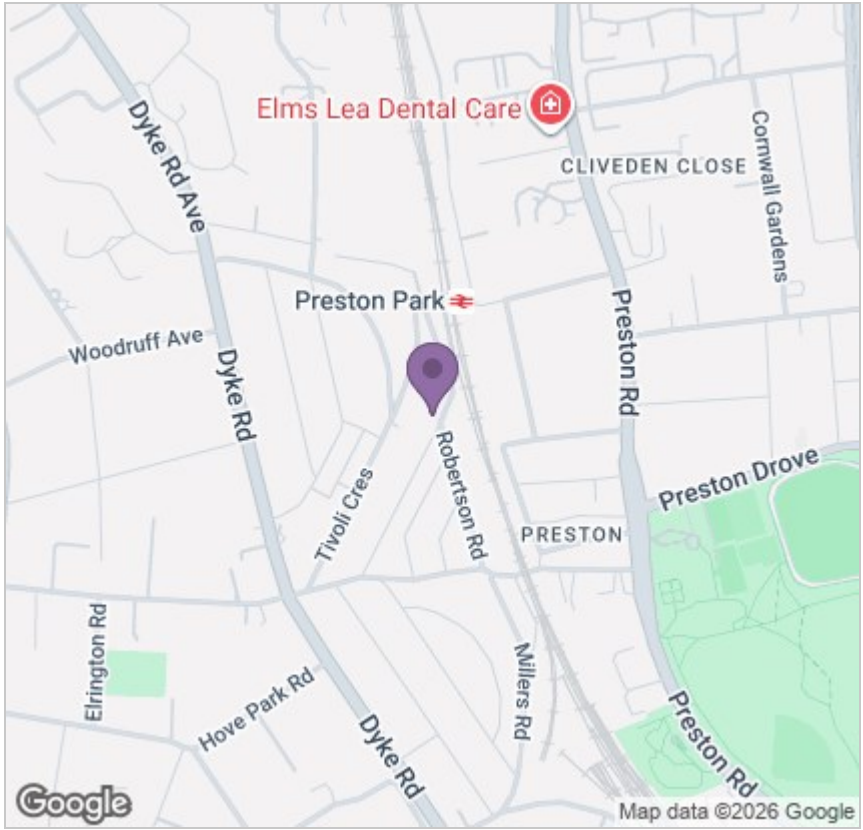




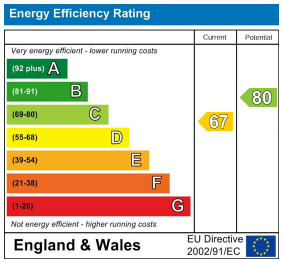
Floor Plan



Area Map



Energy Efficiency Graph



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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