29 Hampstead Road, Brighton, BN1 5NG

£325,000 Share of Freehold

An impressive 2 bedroom first-floor flat offering exceptional potential throughout, ideally located in one of Brighton's most SOUGHT AFTER neighbourhoods on a highly desirable and POPULAR street. The property is just a short walk from Preston Park train station, making it perfect for commuters. Notable features include HIGH CEILINGS, charming original details and a well proportioned layout. There is a separate kitchen/breakfast room, MODERN bathroom and a bright, sunny WEST FACING REAR GARDEN. The property also offers excellent scope to extend into the loft (subject to necessary consents). Being sold CHAIN FREE, this is a fantastic opportunity for buyers looking to create a beautiful home in a prime location. Exclusively marketed by Maslen Estate Agents. Energy Rating: C74

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Communal front door to:

Communal Hallway
Corridor leading to rear garden, personal front door to:

Hallway
Stairs rising to first floor, radiator, doors to all rooms, hatch to boarded loft space accessible by fitted folding loft ladder.

Bedroom/Office
Sash window to front, radiator.

Lounge
Sash bay window to front, radiator, wooden floorboards, feature cast iron fireplace with tiled inserts, period coving.

Bedroom
Sash window to rear, radiator.

Bathroom
WC with concealed cistern & push button flush, panelled bath with mixer tap & hand held shower attachment, corner shower cubicle with mains fed shower over, wash hand basin with mixer tap & vanity storage below, ladder style heated towel rail, ceiling mounted extractor fan, tiled floor, tiled walls, window to side with frosted glass.

Kitchen/Breakfast Room
Range of wall, base & drawer units with wooden square edged work surfaces over, inset 1.5 bowl stainless steel sink unit with mixer tap & drainer, inset 4 ring 'BOSCH' hob with extractor over, integrated 'BOSCH' oven below, integrated fridge/freezer, space for appliances, wall mounted 'Worcester' boiler, cupboard housing meters, part tiled walls, tiled floor, radiator, space for table & chairs, under cabinet lighting, doors to rear garden.

Outside

Rear Garden
Large garden with patio immediately accessible from the kitchen, steps leading to a section laid to grass, then up to a larger area at the top, all enclosed by brick walling.

Notes From The Owner
- Redecoration of the flat needed, including some re-plastering in the main bedroom and kitchen, and renewal of external railing in the garden;
- All windows recently replaced with new wood frames and double glazing;
- Roof inspected and repair work to flashings, guttering and parapets (to deal with damp ingress) carried out by professional roofing contractors in 2024.

Total approx floor area
66.8 sq.m. (718.9 sq.ft.)

Council tax band B

Parking zone A

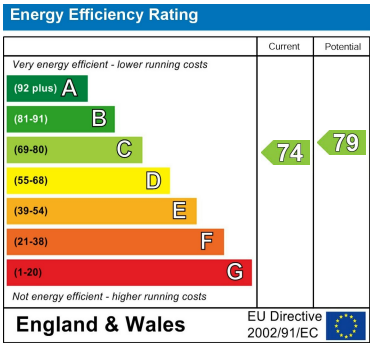
V2

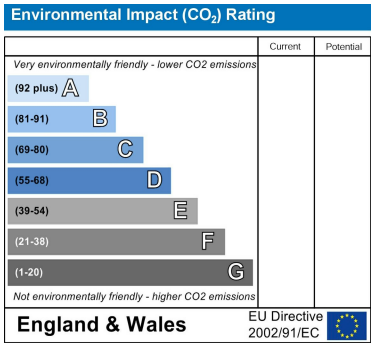
First Floor

Total area: approx. 66.8 sq. metres (718.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Hampstead Road





IMPORTANT
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.
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