

# Hampstead Road

## Brighton

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COMMERCIAL



# Hampstead Road Brighton



1

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

Guide Price £275.000 - £300.000

This bright and beautifully presented raised ground floor apartment enjoys an elevated position, offering stunning panoramic views over Brighton and its surroundings.

The spacious open-plan reception room is a true highlight, featuring a large bay window that floods the space with natural light. Period charm abounds, with exposed brick walls, elegant ceiling coving, sash windows, and rich wood floorboards creating a warm and characterful atmosphere.

Previously owned by a carpenter, the property boasts bespoke, handcrafted details throughout. The bedroom is equally inviting, with a large sash window overlooking the rear courtyard and exposed floorboards adding to its charm.

The generously sized kitchen, located at the rear, is well-appointed with a Butler sink, a pull-out tap, and ample space for a dining table. It opens directly onto the private rear courtyard, which features useful storage cupboards.

The stylish and spacious bathroom includes both a walk-in shower and a separate bathtub for ultimate comfort.

At the front of the property, a sunny, well-maintained garden area enhances the home's curb appeal, complete with built-in planters and bench seating—perfect for enjoying the spectacular views.

Ideally situated just moments from Preston Park Station, the apartment is perfect for commuters, while the nearby green spaces and leisure facilities of Preston Park offer a wonderful lifestyle balance.

















SCAN HERE TO OFFER ON THIS PROPERTY

### Ground Floor

Approx. 47.1 sq. metres (507.1 sq. feet)



Total area: approx. 47.1 sq. metres (507.1 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 79                      |
| (55-68) D                                   | 68      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

LEXTONS

Call our sales team to arrange  
a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ  
hovesales@lextons.co.uk | www.lextons.co.uk