



Hampton Place, Brighton, BN1 3DD
Asking Price £799,950

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Spacious 4 storey house with possible self-contained lower floor, and period features in the sought-after Clifton Hill conservation area.

Welcome to Hampton Place, a remarkable Grade II Listed Georgian House nestled in the prestigious Clifton Hill conservation area of Brighton. Situated in a quiet one-way street just moments away from the seafront, this versatile four-storey property offers a unique opportunity to own a piece of history while enjoying the comforts of modern living.

Boasting a possible four bedrooms and two bathrooms, this delightful home provides ample space for comfortable family living. The ground floor showcases a semi-open plan kitchen and dining area, perfect for entertaining guests or enjoying quality time with loved ones. The dining area features an arched sash window, painted floorboards, and a beautiful feature fireplace, creating an inviting atmosphere for memorable gatherings. The bespoke country-style kitchen is fitted with wood work surfaces and built-in shelving, providing a charming blend of functionality and character. Additionally, a utility room at the rear provides convenient space for a washer, dryer, and ample storage.

Moving up to the first floor, you'll find an impressive drawing room adorned with a floor-to-ceiling bow window, picture rail, and cornice detailing. This versatile space could also serve as an impressive bedroom, offering flexibility to suit your needs. Another double bedroom on this level ensures plenty of room for family and guests.

Ascending to the top floor, you'll discover the primary bedroom, complete with a feature fireplace and sash window offering oblique views down to the sparkling sea. This serene retreat provides an idyllic escape from the hustle and bustle of everyday life. A spacious bathroom on this floor features a bath, separate shower enclosure, wall-mounted sink with flush taps, and tastefully tiled flooring.

Beyond the charm and elegance of the property itself, Hampton Place boasts a fantastic location. Just around the corner, you'll find a Waitrose supermarket for all your shopping needs. Brighton railway station, vibrant high street shopping, eclectic bars, boutique shops, and an array of exceptional restaurants are all within walking distance, ensuring that you are well-connected to all you need.

With an internal measurement exceeding 1,765 ft² (164 m²), this captivating house offers abundant space for comfortable living. The option of a self-contained lower floor with access to a patio garden, kitchen area, and shower room adds further versatility to this exceptional property.

Offered for sale with no onward chain, don't miss the chance to make Hampton Place your own home. Embrace the opportunity to live in a historic Georgian property, surrounded by the rich heritage and vibrant culture of Brighton.





Oakley

Your Sussex Property Expert

Brighton & Hove Office
01273 688 881
3-6 North Road, Brighton BN1 1YA
www.oakleyproperty.com
sales@oakleyproperty.com

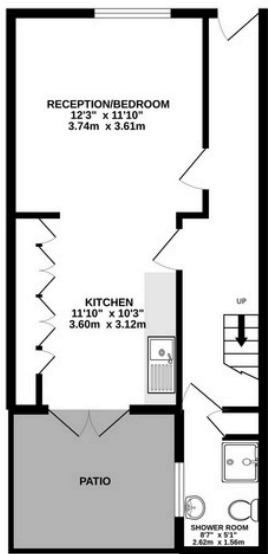
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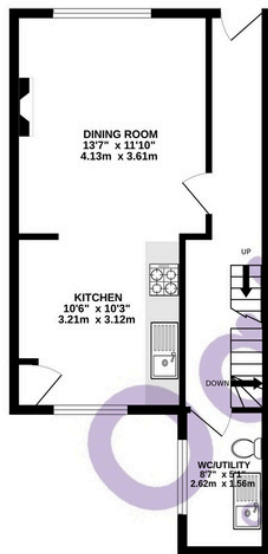
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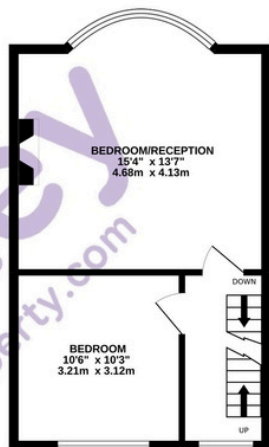
LOWER GROUND



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 1765sq.ft. (164.0 sq.m.) approx.
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Agents Notes
Tenure Freehold
Council Tax Band E

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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