



**Hampstead Road, Brighton, BN1 5NG**

Asking Price £825,000







## Hampstead Road, Brighton, BN1 5NG

Welcome to Hampstead Road, Brighton - a sought-after location renowned for its prestigious Victorian homes and exceptional amenities. Nestled in the heart of this desirable neighbourhood, you'll find this spacious five bedroom family home offering comfortable and stylish living spaces.

As you step inside this beautifully presented residence, you immediately notice the abundance of natural light streaming through the large windows, creating an inviting atmosphere throughout. The impressive 1649 sqft /153.2 sqm floorplan provides ample space for the whole family.

The property boasts two bathrooms, alleviating any morning rush and catering to the needs of a busy household. Each bathroom has been tastefully designed, featuring modern fixtures and fittings while retaining the charm of period features. You'll love the convenience and functionality they offer.

One of the standout features of this property is the well-equipped kitchen and dining area. The kitchen is perfect for culinary enthusiasts, with ample storage space, modern appliances, and a stylish breakfast bar. The adjoining dining area is perfect for hosting family gatherings or entertaining friends.

The reception room is a versatile space that can be tailored to your needs, whether it's a cosy family entertainment hub or an elegant formal lounge. The attractive fireplace serves as a focal point, creating a warm and inviting ambiance during the colder months.











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Each bedroom boasts generous proportions and charming features, ensuring comfort and tranquillity after a long day. The far-reaching views towards Brighton add an extra touch of serenity.

Outside, the tiered rear garden offers a tranquil escape, ideal for unwinding or hosting outdoor gatherings. Enjoy the fresh air and soak up the sunshine.

Aside from the stunning interior features, this property is ideally located near excellent local schools, making it perfect for families. The sought-after Preston Park area adds to its appeal, with the park itself providing a beautiful natural space to enjoy leisurely walks, picnics, and various recreational activities. Preston Park Mainline Station is within walking distance, providing easy access to central Brighton, London and beyond.

Local shops and amenities are also nearby, ensuring you have everything you need within reach. Whether it's shopping, dining, or simply enjoying the vibrant city life, Brighton offers endless options.

Other notable features of this delightful home include gas central heating, adding comfort during colder months, and its overall presentation, which showcases a seamless blend of modern finishes and period charm. The timeless elegance and character of this property are truly captivating.

Don't miss this rare opportunity to own a beautifully presented five bedroom Victorian family home in the sought-after Hampstead Road, Brighton.







# Oakley

Your Sussex Property Expert

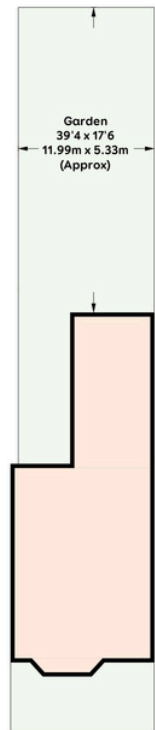
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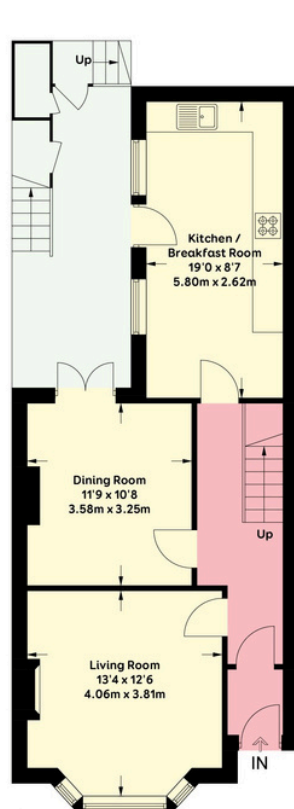


Video Tour

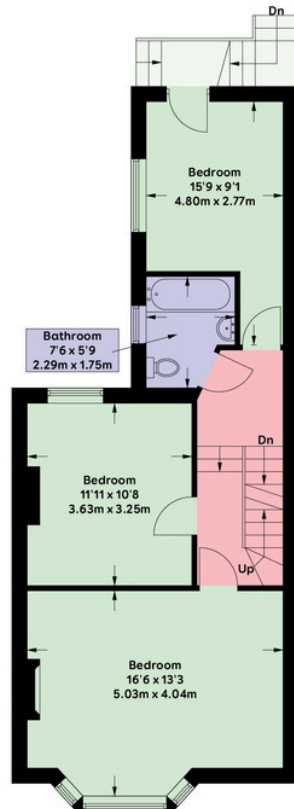
Get in touch to book a viewing or valuation of your own property



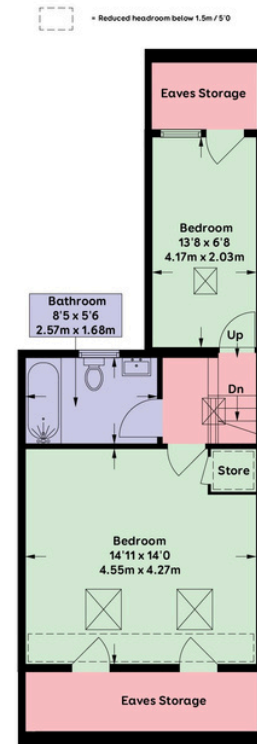
Site Plan



Ground Floor  
574 sq ft / 53.3 sq m



First Floor  
578 sq ft / 53.7 sq m



Second Floor  
497 sq ft / 46.2 sq m

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING REDUCED HEADROOM) = **1506 sqft / 139.9 sqm**  
APPROXIMATE GROSS INTERNAL AREA (INCLUDING REDUCED HEADROOM) = **1649 sqft / 153.2 sqm**



Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).  
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		31 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Agents Notes  
Tenure Freehold  
Council Tax Band E



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