



hamlyn  
smith.

Ladysmith Road, Brighton, BN2 4EJ

£1,550 Per month

# hamlyn smith.

 2 Bedrooms

 1 Receptions

 1 Bathrooms

A well presented two bedroom, first floor apartment which is located just off Lewes road and within easy access to Brighton Town centre.

- Two Bedroom Apartment
- Private South Facing Garden & Balcony
- First Floor
- Own Street Entrance
- Energy Rating - C
- Council Tax Band - B
- Parking Zone - U
- Newly Redecorated
- Unfurnished





# hamlyn smith.

 50 Goldstone Villas, Hove, BN3 3RS

 01273 762222

 hello@hamlynsmith.co.uk

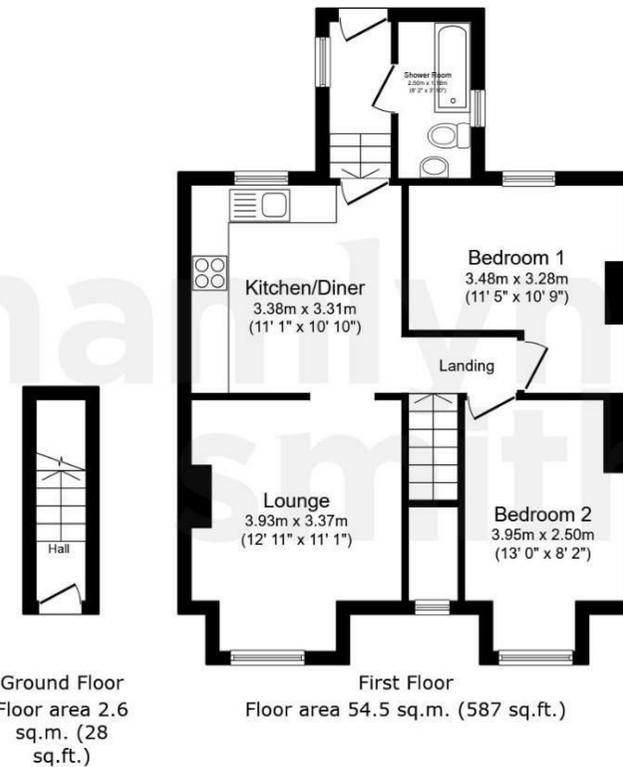
This spacious first-floor flat offers a wonderful combination of indoor comfort and outdoor space, making it an ideal home for a variety of lifestyles.

The flat is accessed via the ground floor, leading up to a bright and well-arranged living space. Inside, you'll find a spacious lounge perfect for relaxing or entertaining, and a large kitchen/diner that's both stylish and practical, offering plenty of room for cooking and dining.

There are two generously sized bedrooms, each offering a comfortable and peaceful retreat, along with a bathroom.

A real feature of the home is the private balcony, with steps descending to the south-facing garden, providing an ideal space for relaxing and outdoor entertaining.

The property sits on a popular street in an ideal location close to Lewes Road with easy access to the A27 and just a short stroll from Moulsecoomb train station and both universities. There are a number of local amenities with the useful B&Q, Aldi, Halfords, Costa Coffee and local shops close by. The South Downs are a mere five minute drive away. Sainsbury's is half a mile away meaning you can do your shopping with ease and is ideal for the big weekly shop or those last minute necessities. Buses are in abundance on Lewes Road giving you a wide reach around Brighton and access to the City Centre and Brighton's mainline station which is approximately one and a half miles away.



**Total floor area: 57.1 sq.m. (614 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

