



2

hamlyn
smith.

Barnett Road, Brighton, BN1 7GH

£2,200 Per month

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 3 Bedrooms

 1 Reception

 2 Bathrooms

A stunning brand-new three-bedroom house set within an exclusive development, finished to a high standard throughout.

- Three Bedroom House
- Brand New Delopment
- Private Courtyard & Balcony
- Energy Rating - B
- Council Tax Band
- Underfloor Heating
- Communal Outside Space
- Bike Storage
- Unfurnished





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This stunning, brand-new three-bedroom home offers contemporary luxury living within an exclusive development, finished to an exceptional standard throughout.

The property boasts a spacious separate living area, flooded with natural light and complemented by sleek oak-effect flooring — ideal for modern living and entertaining. The high-specification kitchen is fully integrated and beautifully appointed with premium integrated appliances, bespoke cabinetry, and elegant worktops.

All bedrooms are well-proportioned doubles, providing comfortable and versatile accommodation. The principal bedroom benefits from an en-suite bathroom, while the second bedroom is positioned at the rear of the property, overlooking the private courtyard.

Occupying the top floor, the third bedroom offers flexibility as a guest room or home office, with doors opening onto a balcony enjoying far-reaching views across Hollingdean.

A stylish family bathroom completes the accommodation, finished with contemporary fittings and high-quality tiling.

Accessed directly from the kitchen, a private courtyard garden provides a secluded and inviting space for outdoor entertaining.

Further benefits include underfloor heating, energy-efficient glazing, secure bike storage, and a secure entry system, ensuring comfort and convenience. Residents also enjoy access to landscaped communal areas, unrestricted on-street parking, and stunning south-westerly views across the city.

Situated in the popular Hollingdean area within a short stroll of local shopping facilities in Hollingbury Place, and with additional shopping facilities close to hand at Fiveways with its range of local independent shops, cafes and bars. Hollingbury Park and golf course are close by, with Blakers Park and Preston Park also being within easy walking distance with their recreational facilities. Numerous local schools catering for all ages are within easy reach and local bus services are close to hand in Hollingbury Place providing easy access to Brighton city centre and seafront.

****Please note that virtual staging has been used to enhance some images for marketing purposes****

