



hamlyn  
smith.

Alfred Road, Brighton, BN1 3RG

OIEO £400,000



2 Bedrooms



1 Reception



1 Bathroom

A beautiful first floor 2 bedroom apartment, situated five-minutes walk from Brighton station. This elegant apartment, forms part of a beautiful period building, in a leafy street near Seven Dials.

- A Beautiful First Floor Apartment
- 2 Double Bedrooms
- High Ceilings Throughout
- Modern Kitchen & Bathroom
- Feature Fire Place
- Share Of Freehold





# hamlyn smith.



50 Goldstone Villas, Hove, BN3 3RS  
01273 762222  
hello@hamlynsmith.co.uk

With high ceilings, large sash windows, and generous proportions, this two-bedroom apartment close to Seven Dials will not disappoint. Beautifully presented throughout, this property is ready to move into and make home.

The entrance to the flat opens to a hallway. The two bedrooms are both located at the rear of the flat, with views over neighbouring gardens. The main bedroom is over 4 metres long, which combined with the high ceilings, gives a very light and spacious feel. The second bedroom is also a double, with a high sash window, and like the rest of the flat, is freshly painted and well-presented. The bathroom has a white suite, with a shower over the bath and again a good size window which lets plenty of light in.

At the front of the flat is a superb reception room with windows onto Alfred road, where there are large trees, so the outlook is green and peaceful, as this is a quiet residential street. The kitchen is open to the living space which is sociable for entertaining, and there is the added benefit of a breakfast bar which works well to separate the two spaces. The kitchen is modern, with a gas hob, integrated oven and appliances.

Seven Dials is an enduringly popular part of the city and it's easy to see why. Attractive tree-lined roads of period properties and a sense of a vibrant and friendly community; coffee shops at the Dials with outside seating, plenty of local independent shops and green spaces close by including Dyke Road Park or St Ann's Well Gardens make this a very attractive place to live. You can head to the beach or to town on foot and Brighton station is within easy reach for commuters.



First Floor



Total area: approx. 61.7 sq. metres (664.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

