



**hamlyn
smith.**

Mill Rise, Brighton, BN1 5GR

£295,000

hamlyn smith.

 2 Bedrooms

 1 Reception

 1 Bathroom

Situated on the sought-after Mill Rise in Brighton, this bright and spacious first-floor apartment offers an excellent opportunity for both first-time buyers and investors alike.

- Bright first-floor apartment
- Two double bedrooms
- Modern bathroom suite
- Separate garage and free on-street parking
- Well-presented throughout
- Near schools and parks
- Easy access to A23/A27





hamlyn smith.

 50 Goldstone Villas, Hove, BN3 3RS

 01273 762222

 hello@hamlynsmith.co.uk

The property features two well-proportioned double bedrooms, providing comfortable and versatile living space. The interior is presented in neutral décor throughout, creating a fresh and modern feel that is ready to move straight into. The living accommodation is particularly light and airy, benefitting from an elevated position with pleasant views over the nearby playing fields, enhancing the sense of space and tranquillity.

Further advantages include a separate garage, ideal for additional storage or secure parking, along with free on-street parking available within this quiet residential area.

Well presented throughout, this home combines practicality with comfort, making it a perfect first home or a smart investment opportunity.

Location – Mill Rise, Brighton

Mill Rise is a peaceful residential setting, well-regarded for its community feel and convenient access to local amenities. The area benefits from nearby green spaces and playing fields, ideal for outdoor activities and leisurely walks.

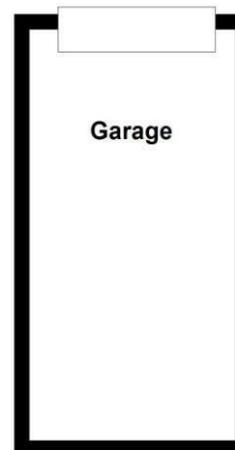
Brighton city centre is within easy reach, offering a vibrant mix of shops, restaurants, cafes, and the famous seafront. Excellent transport links are close by, including bus routes and rail connections, making commuting to surrounding areas and into London straightforward.

Families will also appreciate the selection of well-regarded local schools, while nearby supermarkets and convenience stores ensure everyday essentials are always within easy reach.

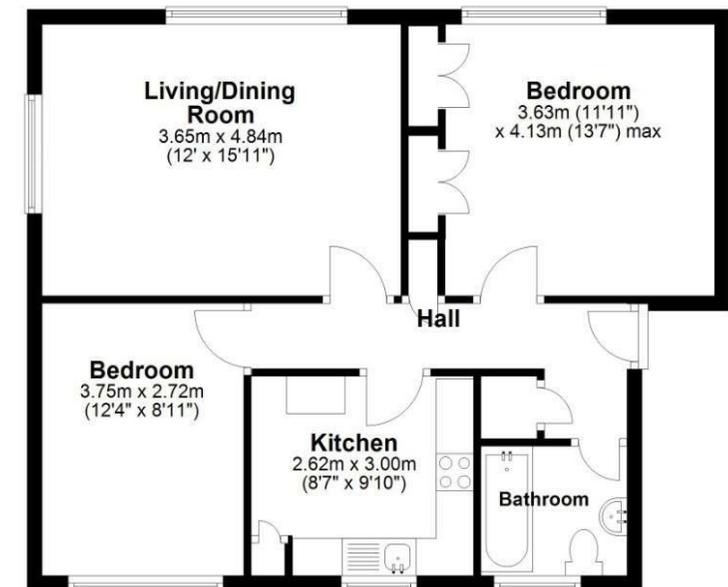


hamlyn smith.
Durrington Court, Brighton

Ground Floor



First Floor



Total area: approx. 62.6 sq. metres (673.9 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.