



**hamlyn
smith.**


Dorset Gardens, Brighton, BN2 1RL

£375,000 - £400,000

hamlyn smith.

 2 Bedrooms

 2 Receptions

 1 Bathroom

Guide Price £375,000 - £400,000
Hamlyn Smith are proud to present this beautifully renovated, two-double-bedroom flat, with additional office, and a patio garden, in a Victorian terraced property on the east side of the street, which overlooks Dorset Gardens.

- Large Two Bedroom Apartment
- Private Garden
- Newly Refurbished Throughout
- Additional Work From Home Office Space
- Lots of Storage
- No Onward Chain
- Popular Kemptown Location





hamlyn smith.

📍 50 Goldstone Villas, Hove

☎ 01273 762222

✉ hello@hamlynsmith.co.uk

This immaculate two-bedroom flat has its own private entrance on the lower ground floor of a Victorian building. The flat has been completely refurbished to a high standard and is beautifully presented. As you enter through the front door, you find yourself in an entrance lobby with space for coats and shoes. In front of you is a smart hallway leading to the reception room, with oak-engineered floors and white walls, which have been finished with slate grey paneling. The effect is a contemporary style totally at ease in this period building and this look continues through to the main reception room which is open-plan to the kitchen. Here too there are oak-engineered floors, and white walls, as well as attention to detail, such as the new column radiators. The kitchen has sleek modern units and brand-new, integrated appliances including a fridge/freezer and dishwasher. There is an electric hob and electric fan oven. There are double doors from the reception area onto the patio garden, which also has two very useful covered storage areas. Off the living room is a study/home office, which has a window onto the garden.

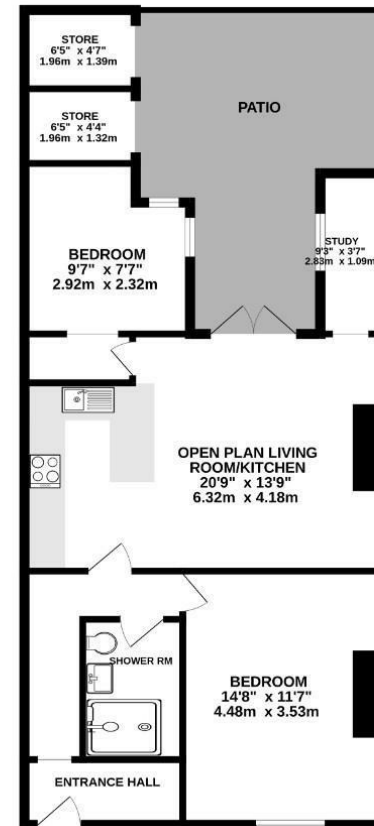
The largest of the two double bedrooms is at the front of the flat and has new carpet and a fitted wardrobe. The second bedroom also has new carpet and is at the rear of the property with two windows onto the garden. A stunning shower room is off the hallway and is fully tiled, with a modern white suite, matte black shower fittings, hand basin taps, and a matching towel radiator.

Dorset Gardens, opposite the flat, is a small park with a large grass area surrounded by trees. On a summer's day, you can relax here or wander down to the beach. The promenade is only one block away and on St James's Street, there is a lively atmosphere, with local independent shops, bars, cafés, pubs and restaurants. Brighton Sea Lanes with its 50m open-air heated swimming pool is further along the seafront to the east and to the west is Brighton Pier and the city centre. You can also be in the South Lanes for shopping in just a few minutes. Bus routes run along St James's Street and Marine Parade. Brighton station is within walking distance or a short bus ride away.



hamlyn smith.

Dorset Gardens, Brighton



LOWER GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.

TOTAL FLOOR AREA: 753 sq.ft. (69.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

